



Butler Way, Kempston, Bedford MK42 8TT

WALDENS ESTATE AGENTS



Butler Way  
Kempston  
Bedford  
MK42 8TT

Offers in Region of £550,000

Immaculate and improved four bedroom detached home just over 1900 sqft in size. Elevated position allowing ample parking and double garage. Lounge, conservatory/dining room, kitchen/breakfast room, utility room and family room. En-suite to main bedroom, Beautiful maintained rear garden. Upper chain complete.

- Immaculate Four Bedroom Detached Home
- Separate Lounge
- Cloakroom
- Conservatory/Dining Room
- Family Room
- Kitchen & Breakfast Room
- Utility Room
- En Suite & Fitted Wardrobes To Principle Bedroom
- Three Further Bedrooms
- Four piece bathroom suite

- Council Tax Band F
- Energy Efficiency Rating C



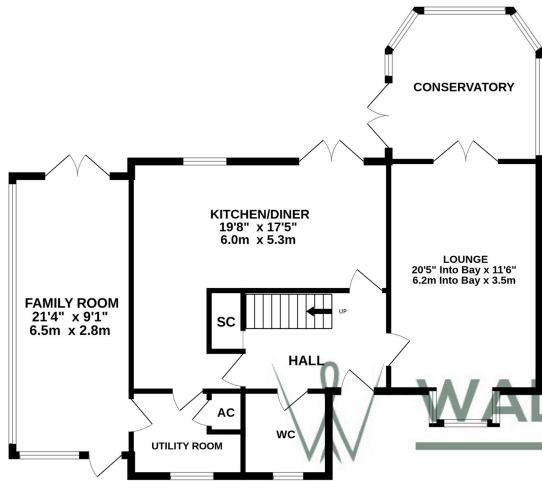
Butler Way is situated on the edge of Hillgrounds Road.  
Within walking distance of local parks and amenities.



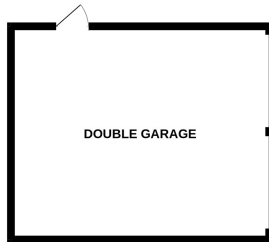
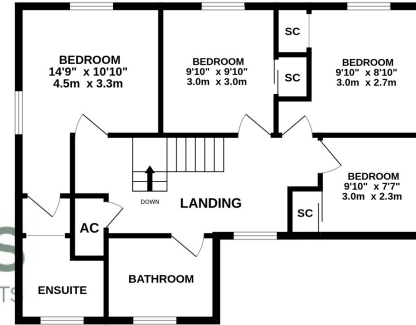
Entering the generous sized hall you have stairs to first floor and doors to all the main living rooms. The lounge is to the front and overlooks the front drive. Double doors lead into the conservatory which is being used as a dining room with windows to all aspects and overlooks the beautiful maintained garden. The kitchen/breakfast room is a good space which has been upgraded and improved with a 'Stoves' built in range with extractor over. Built in dishwasher. Space for American range fridge/freezer. Stylish butler sink. Breakfast bar. Ample storage cupboards. The breakfast area allows space for a generous sized table and chairs with double doors opening onto the sizeable patio area. The utility room is accessed off the kitchen and has a range of units. The family room is off the hallway and again, is of a generous size and overlooks the rear garden. Access to the garden and garage can be made from the family room. The cloakroom has low level WC and wash hand basin with vanity cupboards. Upstairs you have four bedrooms with built in wardrobes. En-Suite shower room to the main bedroom which has been replaced. Main bathroom again has been replaced and offers shower cubicle, free standing bath, basing with vanity unit and low level WC. The rear garden is private and has a large patio area ideal for entertaining. Steps lead onto the lawned area with a boundary of shrubs, flowers and conifers. The double garage has power with two separate up and over doors. The driveway has ample parking for numerous vehicles.



GROUND FLOOR  
1298 sq.ft. (120.5 sq.m.) approx.



1ST FLOOR  
645 sq.ft. (59.9 sq.m.) approx.



TOTAL FLOOR AREA: 1942 sq.ft. (180.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2024

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	81
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

01234 856684 | sales@waldens.co.uk | www.waldens.co.uk | 188-190 Bedford Road, Bedford, MK42 8BL

The information contained in the property details are designed to help you decide whether you would like to view the property and to avoid wasting your time in viewing unsuitable properties. We endeavour to ensure accurate information is detailed, but we are largely guided by information supplied to us by the seller. We are unable to check all aspects of the property as this would be prohibitive. Some of the photographs are taken using a wide-angled lens. Where a floor plan has been provided, this is for guidance purposes only.

