



Burr Close, Kempston, Bedford, Bedfordshire MK42 7FF

WALDENS ESTATE AGENTS





Burr Close  
Kempston  
Bedford  
Bedfordshire  
MK42 7FF

£275,000

Beautifully presented detached coach house. Two Double Bedrooms. Fully Enclosed Private Garden. Gas Central Heating. Open plan lounge/ diner. Separate Kitchen. Bathroom. Carport with parking for two cars.

- Fully Detached Coach House
- Immaculate Condition
- Gas central heating
- Separate Kitchen
- Open Plan Lounge/Dining Room
- Double Glazed Windows
- Two Double Bedrooms
- Carport

- Council Tax Band B
- Energy Efficiency Rating C



Located just off Cemetery Road this property is ideally located for easy access for the A421, A428 then onwards for the A1 & M1. Kempston itself is a short stroll and has large selection of shops, cafes, dentists and a doctor's surgery.



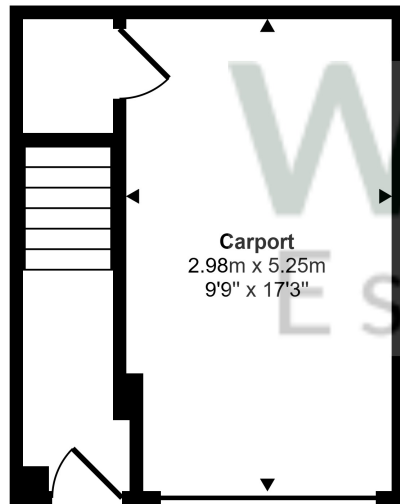
Set back from the road, this delightful coach house is a true hidden gem. On entering the property, the welcoming hallway provides space for coats and shoes, with stairs leading up to the main living accommodation. The open-plan lounge/diner is bright and airy, benefitting from ample windows and skylights that allow natural light to flood the room. Generously proportioned, the space easily accommodates two defined areas for relaxing and dining. The kitchen is accessed from the hallway and offers a good range of storage cupboards and work surfaces. It is equipped with a built-in oven and hob, with space for a washing machine and fridge/freezer. There are two well-proportioned double bedrooms, both offering ample space for beds and additional storage. The bathroom is a real highlight —beautifully presented and generously sized, featuring a bath with rainfall shower over, wash hand basin, low-level WC, heated towel rail, and an airing cupboard. Outside, the fully enclosed garden is accessed via a gate and features a decked area, making it an ideal space for entertaining or relaxing. The property benefits from a carport directly beneath, providing covered parking for one vehicle, with an additional space on the driveway. There is also a useful external storage cupboard.

Please note the property has ground rent £250 per annum (2026)

Maintenance Charge £710.55 per annum (2026)



Approx Gross Internal Area  
77 sq m / 830 sq ft



Ground Floor  
Approx 22 sq m / 232 sq ft



First Floor  
Approx 56 sq m / 598 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

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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.

