



Lichfield Close, Kempston, Bedford MK42 8UA

WALDENS ESTATE AGENTS



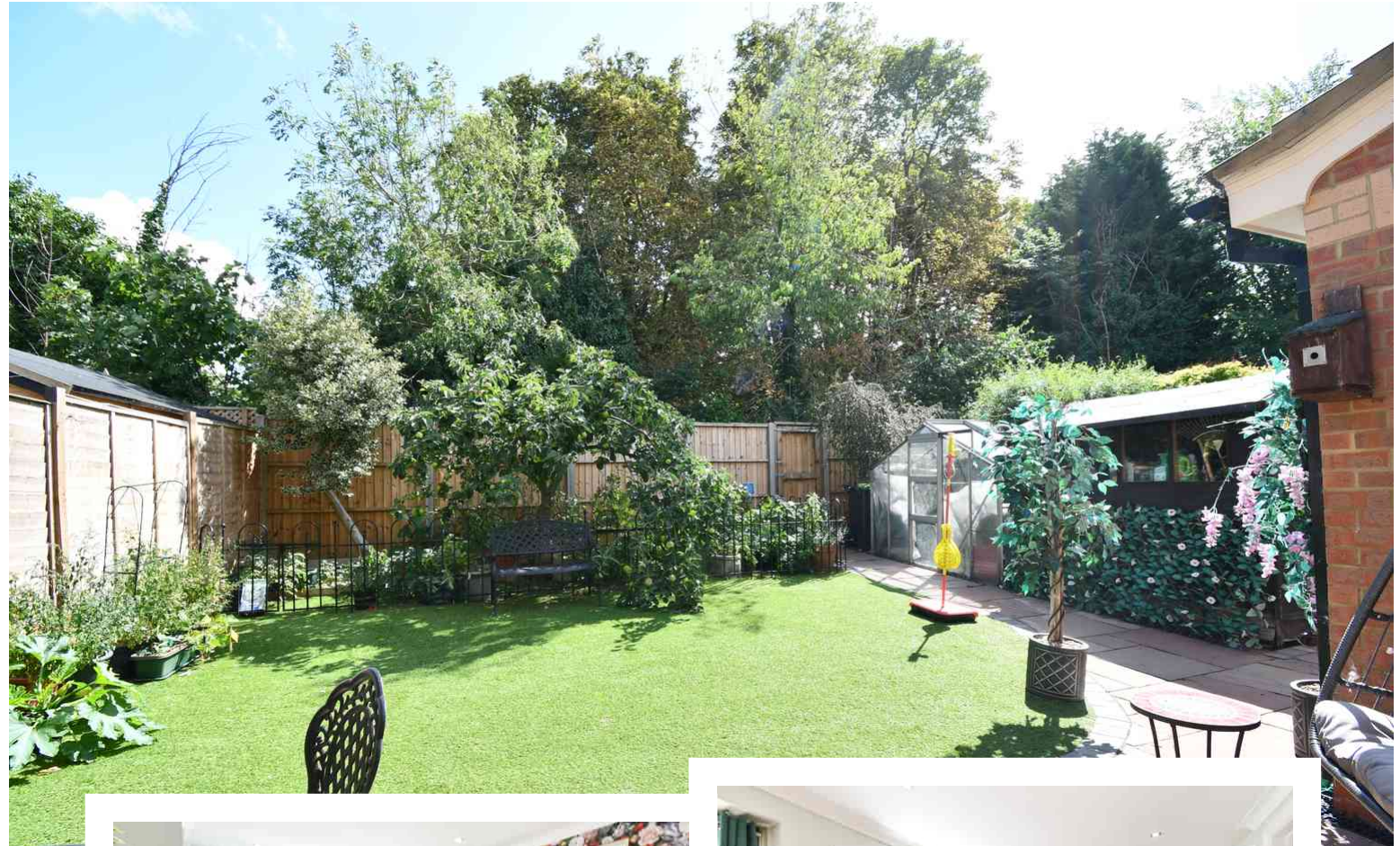
Lichfield Close
Kempston
Bedford
MK42 8UA

Guide Price £465,000

Tucked away in a cul-de-sac and enjoying direct access to the green open spaces of Addison Park, this superb four-bedroom residence offers the perfect blend of comfort, space, and style. Step inside to discover a welcoming lounge. The heart of the home is the kitchen/family/dining room – a light-filled, versatile space. A separate utility room and a convenient cloakroom add to the practical layout. Main bedroom with en-suite bathroom. Remodelled rear garden is designed for low-maintenance. Garage providing additional storage.

- Detached 4 Bedroom House
- Separate Lounge
- Kitchen & Family/Dining Room
- Utility Room & Cloakroom
- En-Suite Bathroom to Main Bedroom
- Bathroom
- Neatly Maintained Rear Garden
- Gas Central Heating
- Garage & Driveway

- Council Tax Band E
- Energy Efficiency Rating D



Lichfield Close is set on a cul-de-sac off Butler Way. Conveniently located for schools, shops and other amenities.

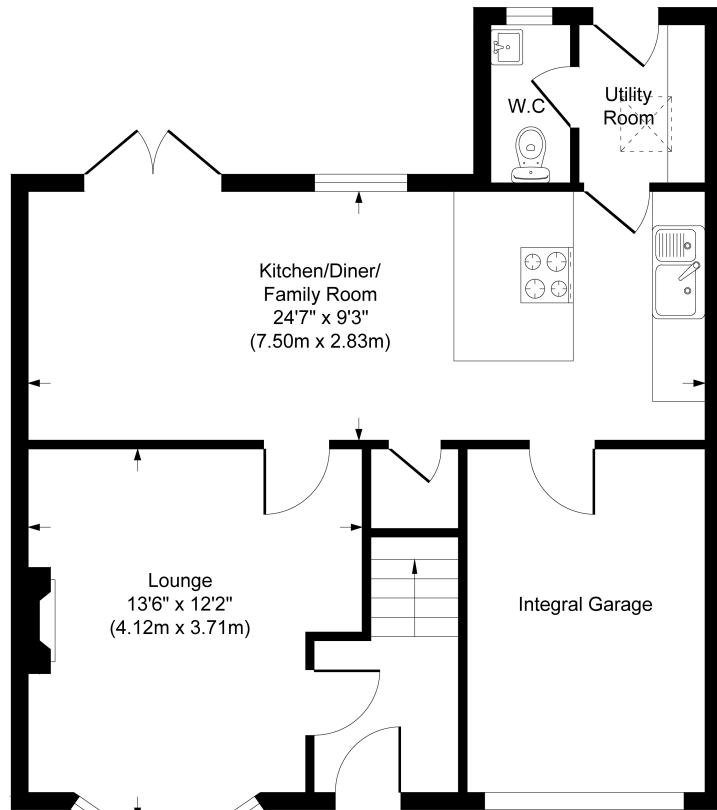


Entering the property, you are welcomed by a staircase leading to the first floor and a door into the lounge. Recently redecorated by the current owner, this bright and airy room features a charming bay window to the front. A door from the lounge leads into the impressive kitchen/family/dining room, which spans the full width of the rear of the house. The kitchen area boasts a central island with a freestanding oven and hob, complemented by an extractor fan above. There is ample storage, space for a dishwasher, and a handy pantry cupboard with shelving. From the kitchen, a door provides access to the utility room, which includes space for a washing machine and tumble dryer, along with a butler-style sink. The cloakroom is located just off the utility room and features a low-level WC and wash hand basin with built in vanity cupboard. A rear door leads out to the garden, while additional garden access is available via double doors from the family/dining area. The garage (which has been converted into two areas) can be accessed from the kitchen. Upstairs, you'll find three generous double bedrooms, all with built-in wardrobes, and a good-sized single fourth bedroom. The spacious main bedroom runs from front to back and benefits from an en-suite bathroom, complete with full-length bath with shower attachment, low-level WC, and a wash hand basin with vanity unit. The family bathroom includes a bath with shower over, a low-level WC, and a wash hand basin with built-in vanity cupboard. Outside the rear garden has been tastefully landscaped by the current owner, featuring a new patio area, artificial lawn, apple tree and a variety of established shrubs. There is gated access to the front of the property, as well as a rear gate that opens directly into Addison Park. The front is easy maintenance with parking for two vehicles and access to the garage. The garage has been adapted to allow two separate areas divided by a door.

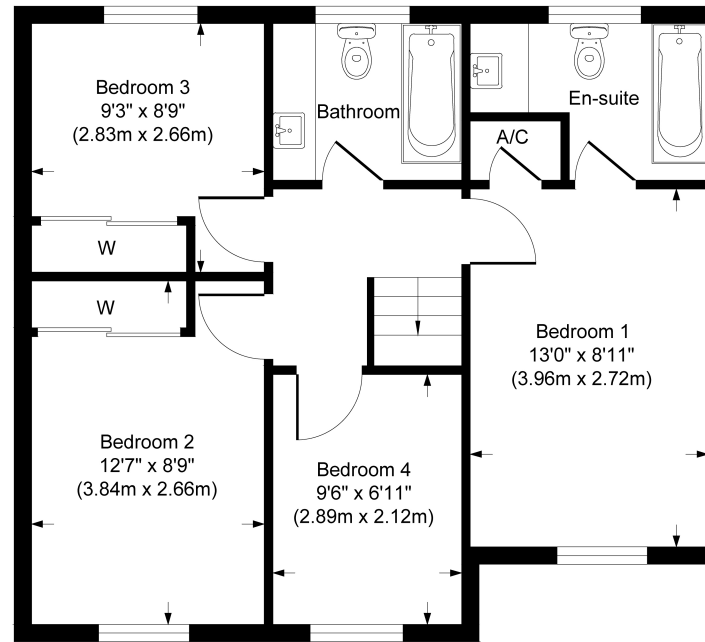
Please note: The seller has advised that the extension to the rear had been underpinned, prior to her living at the property. (Historical)



**Approximate Gross Internal Area
1059 sq ft - 98 sq m**

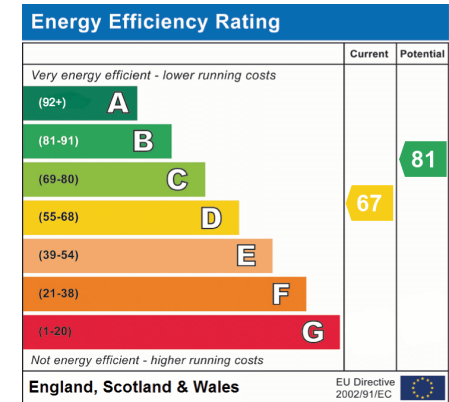


Ground Floor



First Floor

Although every attempt has been made to ensure accuracy, all measurements are approximate.
This floorplan is for illustrative purposes only and not to scale.
Measured in accordance with RICS Standards.



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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.

