



9 Canterbury Close, Kempston, Bedford, Bedfordshire MK42 8TU

WALDENS ESTATE AGENTS



Canterbury Close  
Kempston  
Bedford  
Bedfordshire  
MK42 8TU

Guide Price £525,000

Extended 5 Bedroom detached property. Having undergone a rear & side extension this property offers a great entertaining kitchen diner with a vast amount of units with integrated appliances. Large main bedroom with en-suite shower room. 4 further bedrooms, 4 Piece bathroom. Off road parking. Garage.

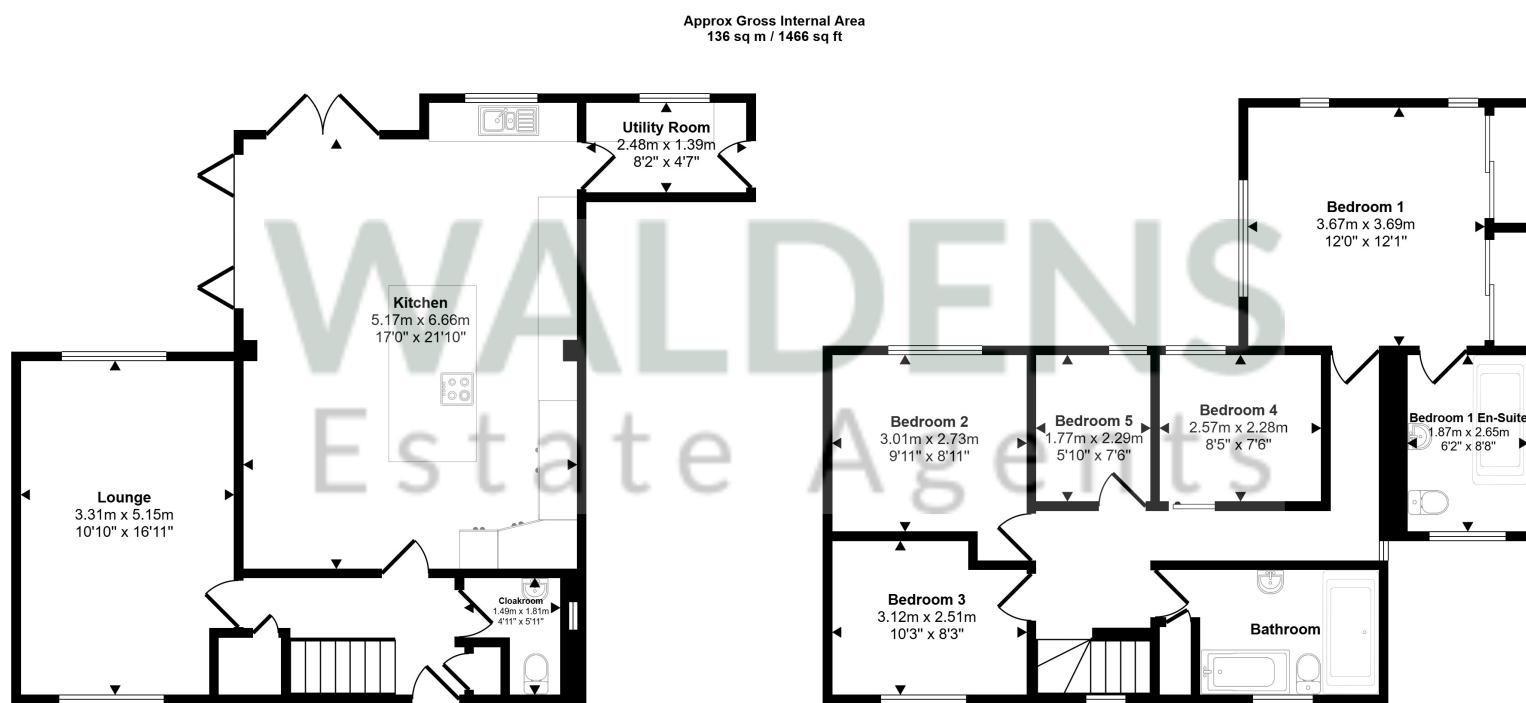
- Spacious extended 5 Bedroom detached property
- Beautiful kitchen with island & integrated appliances
- Utility room
- Cloakroom
- Lounge
- Main bedroom with en- suite shower & fitted wardrobes
- 4 Further bedrooms
- Main bathroom
- Enclosed rear garden
- Off Road Parking & Garage

- Council Tax Band E
- Energy Efficiency Rating D



Upon entering the property, you are welcomed into a spacious entrance hall with stairs rising to the first floor and doors providing access to all ground floor rooms. A built-in storage cupboard offers practical space, while the cloakroom is fitted with a WC and wash hand basin. The kitchen forms part of a modern extension and provides an excellent space for entertaining. It is fitted with an extensive range of units and integrated appliances, including a full-length fridge and freezer, and a built-in triple oven, one of which is a combination oven. A central island with an inset hob incorporates additional fitted storage. Bi-fold doors open directly onto the rear garden, creating a seamless indoor-outdoor living experience. The utility room is fitted with a countertop and plumbing for appliances beneath, with a door leading out to the rear garden. The lounge offers ample space to relax, with the current owners having installed a large built-in storage unit by the window, which can be removed if desired. To the first floor, the landing provides access to all rooms. The main bedroom, also part of the extension, benefits from full-length fitted wardrobes and a modern en-suite comprising a walk-in shower, WC, and wash hand basin. The remaining bedrooms are well proportioned and are served by a well-equipped four-piece family bathroom. Externally, the rear garden is laid to paving, providing a low-maintenance outdoor space ideal for seating and entertaining.





Ground Floor  
Approx 67 sq m / 724 sq ft

First Floor  
Approx 69 sq m / 742 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.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		83
(69-80)	C		
(55-68)	D		63
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
EU Directive 2002/91/EC			

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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.

