



Ripon Close, Kempston, Bedford, Bedfordshire MK42 8UZ



**WALDENS**  
ESTATE AGENTS

Ripon Close  
Kempston  
Bedford  
Bedfordshire  
MK42 8UZ

£415,000

A well presented & stylish 4 bedroom detached property benefitting from an En-suite and ample off road parking located on Ripon Close within Hillgrounds, Kempston \*

- Stylish 4 Bedroom Detached
- Lounge & Separate Dining Room
- Modern & Contemporary Kitchen
- Utility Area
- En Suite & Fitted Wardrobes To Principle Bedroom
- Part Converted Garage With Electric Door
- Downstairs Wc & Upstairs Bathroom
- Off Road Parking
- Gas Central Heating
- Beautifully Presented Throughout

- Council Tax Band E
- Energy Efficiency Rating D



The location of the property provides the perfect balance for family living. Set a short distance from the A421 and only minutes away from the M1 Motorway and other key transport links such as Bedford Train Station with direct links to London St. Pancras. Other benefits include a short walk to shops & Bedford Hospital, local amenities including community Centre & schooling.



This stylish and well maintained home is entered via the front door into the welcoming entrance hall with doors running off into the reception rooms & WC with a staircase rising to the first floor. To the left is the open lounge/dining room that runs front to back and projects in plentiful natural daylight. Centrally positioned at the rear of the property and overlooking the wonderful garden is the modern and tastefully upgraded kitchen which features contemporary wall and base units with worksurfaces over and space for day to day necessary appliances with some that are integrated. Leading from here is the utility area that has a personal access door into the rear garden and a further doorway that leads into a home office area that was formally the rear of the garage.

Ascending the stairs the first floor landing splits in two, the left hand side leads over to the principle bedroom suite which features a generous sized bedroom with fitted wardrobes and is served with an en suite shower room featuring a double width shower cubicle. There are three other good-size bedrooms and a family bathroom which features a fitted suite with shower over the bath.

The property is approached via a smart brick paved in out driveway providing off street parking for vehicles. A side access path leads round to the rear garden which is a real feature, with landscaped patio area leading onto a level expanse of lawn and again with thoughtfully planted flower and shrub borders. The boundaries are fully enclosed.





Ground Floor



First Floor

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
<b>England, Scotland &amp; Wales</b>			
		68	81
		EU Directive 2002/91/EC	