



Hillgrounds Road, Kempston, Bedford MK42 8TH

WALDENS ESTATE AGENTS





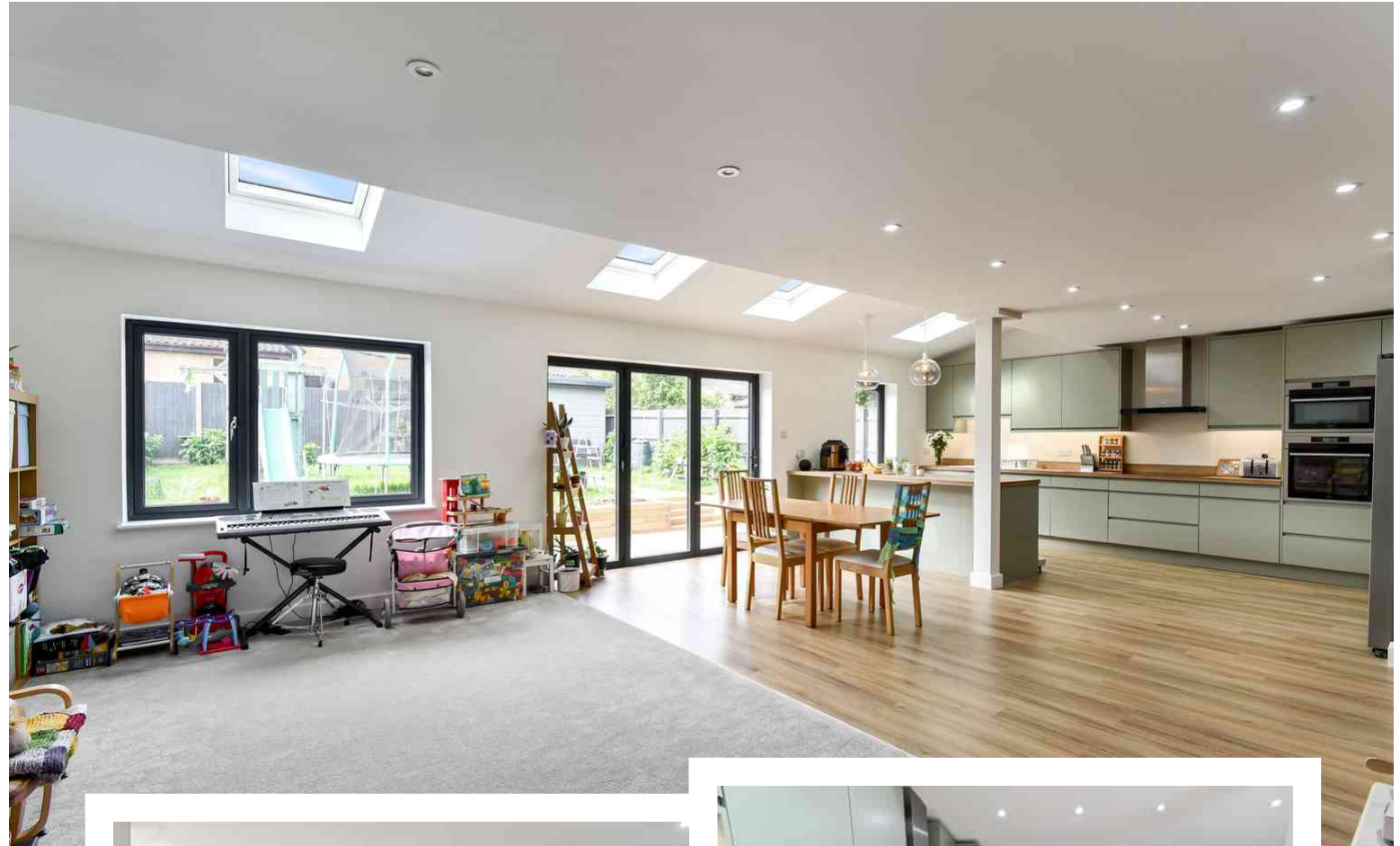
Hillgrounds Road  
Kempston  
Bedford  
MK42 8TH

£575,000

Comprehensively upgraded 'Retrofit Home'. This property now proudly boasts a rare A rating on its Energy Performance Certificate (EPC)—a testament to the significant eco-conscious upgrades it has undergone. Air Source Heat Pump. Underfloor Water Heating. Solar Panels with Battery. EV Charging Point. Sustainable Enhancements Throughout – Designed with both the environment and long-term savings in mind. A perfect choice for buyers seeking a modern, energy-efficient home with significantly reduced running costs.

- Extended 4 Bedroom Detached Home
- Refitted Kitchen, Utility, Cloakroom, En-Suite & Bathroom
- Beautiful open plan kitchen/family/dining room
- Bedrooms with individual personalised temperature control
- Under Floor Heating
- Undergone Complete Transformation By The Seller
- Double Width Garage With Ample Drive
- Solar Panels (Battery)

- Council Tax Band E
- Energy Efficiency Rating A



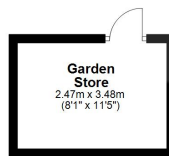
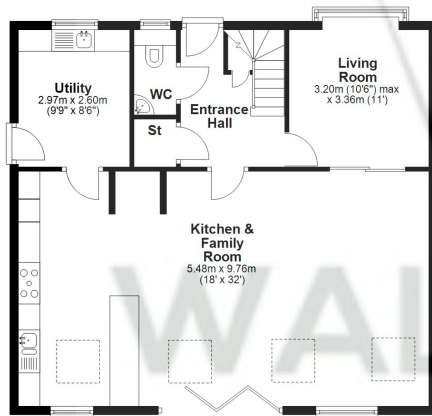
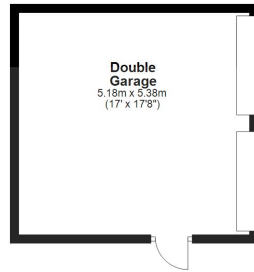
Prime Location within minutes of the River Great Ouse with beautiful river walks. Close to Schools, Shops & Recreation – Walkable to Bedford Station & Bedford Hospital. Just a short drive to the A421 and A428, providing fast access to the A1 and M1 motorway networks. This location offers the perfect balance of connectivity and community.



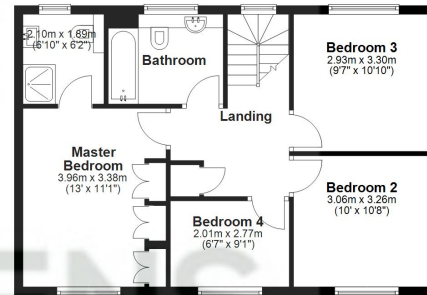
You're welcomed by a bright entrance hallway with stairs leading to the first floor, and a re-fitted downstairs cloakroom complete with a handy coats cupboard. At the heart of the home is a fantastic extended open-plan kitchen/dining/family room, offering wonderful views of the well-maintained rear garden. The stylish kitchen features a superb range of storage cupboards, integrated dishwasher, built-in double oven, one being a combi oven. Integrated hob and extractor. Instant hot water boiling tap. Breakfast bar—ideal for casual dining and entertaining. Just off the kitchen is a practical utility room with additional storage, a window overlooking the front, plumbing for a washing machine, and a door providing convenient access to the driveway at the side. The cosy lounge can be accessed via the hallway or through the family area, and enjoys a peaceful outlook to the front of the property. Underfloor water heating is throughout the downstairs. (Hydronic) All bedrooms are generously sized, each featuring its own individual heating system, allowing for personalised temperature control in every room. The bathroom has been thoughtfully re-fitted to offer a modern and stylish space. Fully boarded loft. The recently completed garden offers a stylish and functional outdoor space, perfect for relaxing or entertaining. Sandstone patio area ideal for outdoor dining. Tastefully designed with timber sleepers and stepped access to the upper level neatly laid lawn. Fully Enclosed & Secure – Surrounded by fencing with gated side access for privacy and peace of mind. Outside recently erected storage/work hub with power and light. A fantastic extension of the home, designed for both beauty and usability.




### Ground Floor



### First Floor



Total area: approx. 181.0 sq. metres (1948.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	100	100
(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	

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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.

