



Gilbert Close, Kempston, Bedford, Bedfordshire MK42 8RN

WALDENS ESTATE AGENTS



Gilbert Close
Kempston
Bedford
Bedfordshire
MK42 8RN

£425,000

This well presented 4 Bedroom link detached home which has been well cared for is now coming to the market, with no onward chain. Offering lounge which overlooks the rear garden. Kitchen/breakfast room. Dining room. Utility Room & Downstairs Cloakroom. Main bedroom with en-suite shower room. Off road parking and integral garage.

- Well presented 4 Bedroom link detached property
- UPVC Double Glazed Windows & Gas Radiator Central Heating
- Lounge & Separate Dining Room
- Kitchen diner
- Utility room & separate Cloakroom
- Main Bedroom with En suite Shower room
- Main bathroom
- Rear garden with brick built barbecue
- Front garden providing off road parking
- Integral garage

- Council Tax Band E
- Energy Efficiency Rating D

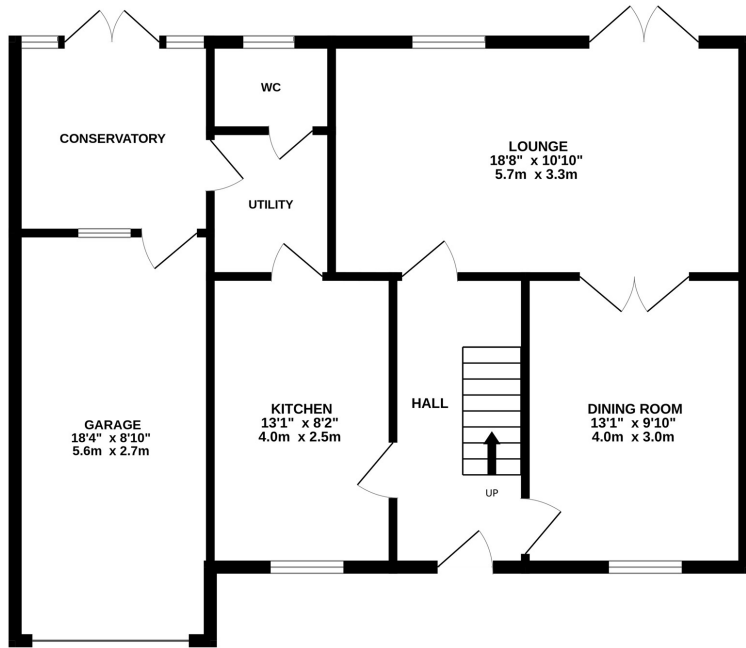


Cul-de-Sac

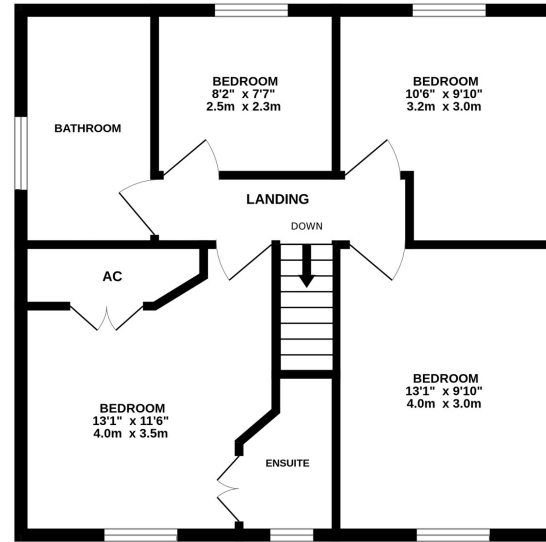


Entering the property into the hallway with stairs to first floor and doors leading to all living areas. Lounge is at the rear of the property being of spacious size with window and doors to the rear garden. Dining room with ample room to entertain and can be accessed via the hallway and lounge. Kitchen with a range of units with built in oven and hob. Space for fridge freezer. Door leading to utility room with built in cupboard which houses the washing machine and space for tumble dryer above. Range of built in units, sink with cabinet underneath. Cloakroom with W.C and wash hand basin. From the utility area you access the conservatory. Conservatory with door to garage and door to rear garden. Main bedroom with built in wardrobes. En-Suite with shower cubicle, Vanity wash hand basin. Three further bedrooms and a 3 Piece bathroom finish off the interior of this property. Rear garden mainly laid to lawn. Brick built barbecue. Side of the property with built in storage. Gate to the front of the property. Front garden with small lawned area with flower and shrubs with the remainder laid to stones providing off road parking. Integral garage.

GROUND FLOOR
809 sq.ft. (75.1 sq.m.) approx.



1ST FLOOR
571 sq.ft. (53.0 sq.m.) approx.



TOTAL FLOOR AREA : 1379 sq.ft. (128.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | Current | Potential |
|---|----------|-----------|-------------------------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 85 |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | 66 | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England, Scotland & Wales | | | EU Directive 2002/91/EC |

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