



Middleway, Kempston, Bedford, Bedfordshire MK43 9FF

WALDENS ESTATE AGENTS



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£680,000

An executive 5 detached family home situated on an exclusive development of just nine other properties in a quiet cul-de-sac in Kempston Rural

- Substantial Detached Family Residence On A No Through Road
- Double Garage With A Multi Car Driveway
- 5 Bedrooms, 2 With En Suites & Separate Bathroom
- Bright And Airy Lounge Leading Through To The Orangery
- Modern Contemporary Kitchen/Breakfast Room With Adjoining Utility Area
- Study & Cloakroom To The Ground Floor

- Council Tax Band F
- Energy Efficiency Rating C



Located in Kempston Rural & less than 6 miles from the county town of Bedford and within easy reach of Milton Keynes, The vibrant village of Wootton close by has a wide range of activities, sports and clubs for all ages, and boasts a 14th century church, post office, pharmacy, two convenience stores, pubs, a health centre, a library and local schools. So if you're looking for a stunning home within a traditional rural environment your search ends here!



Waldens Estate Agents are delighted to present this luxurious 5 bedroom detached residence positioned within a no through road of similar style properties. The house has been extended and tastefully updated by the current owner and provides a mix of both open-plan and separate accommodation with a modern finish.

The spacious hallway gives access to the reception rooms and the staircase rises to the first floor accommodation, The showcase room is a wonderful size formal lounge at the rear of the house with an opening through to the orangery that boasts wonderful views of the landscaped rear garden and has a lantern roof projecting in lots of natural daylight from above.

Kitchen is well equipped with ample base and eye level units with granite work surfaces over. Utility area is off the kitchen diner and offers access to the side via door.

Across the front of the ground floor is a 2nd versatile reception room that could be used as a dining area, playroom or a 2nd lounge if required.

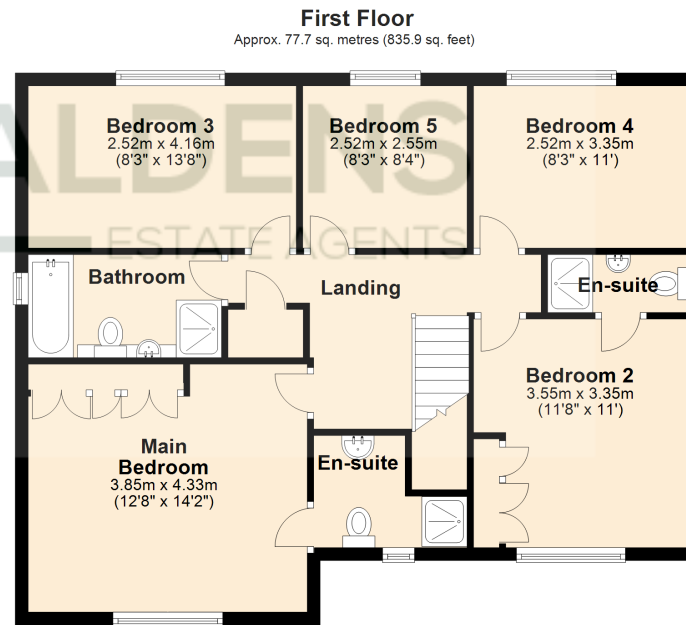
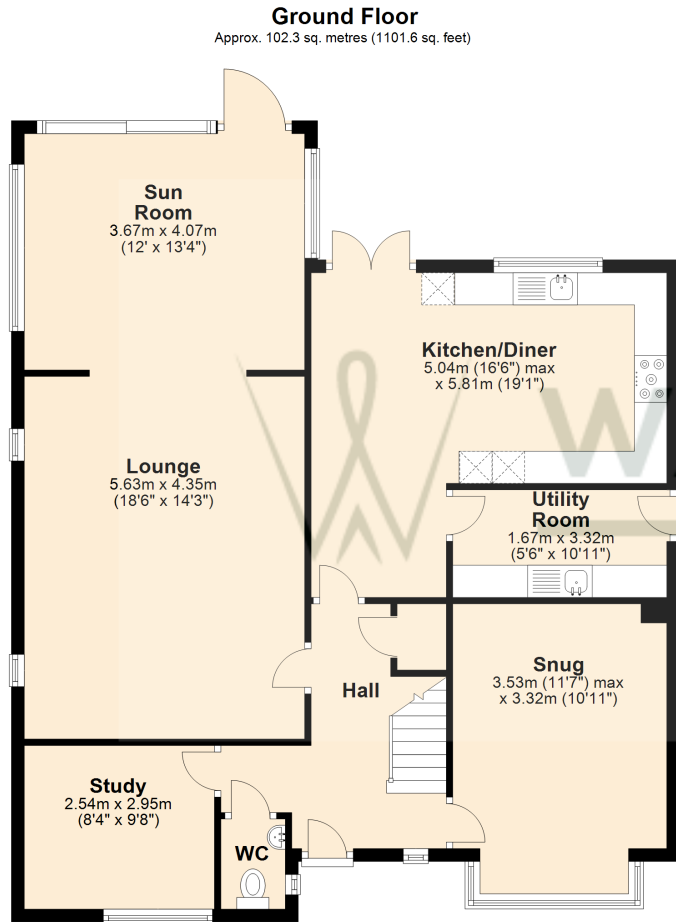
The first-floor layout is particularly appealing with five good size bedrooms, 2 of which have en-suite bathrooms and a separate family bathroom.

Outside as previously mentioned the rear garden is impeccably presented, landscaped & has a good size area of lawn, mature shrubs and a wonderful patio making the most of the sun. Mature hedges border both sides of the garden offering seclusion

Driveway proving off road parking for numerous vehicles leading to the double width garage with separate up and over doors. The remaining garden to the front has lawn areas being stocked with a variety of bushes and shrubs.

Internal Viewing is highly recommended to appreciate the extensive living accommodation that comes with this property.





Total area: approx. 180.0 sq. metres (1937.5 sq. feet)

This floor plan is for illustrative purposes only. The total size does include outbuildings and is an approximate.
Plan produced using PlanUp.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C	76	83
(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.

