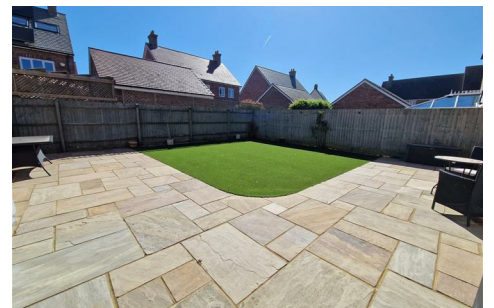




Manley Way, Kempston, Bedford, MK42 7FU
£425,000 Freehold



A beautifully presented 3 bedroom double fronted detached family home ideally tucked away in this quiet cul de sac in Manley Way, Kempston offering a perfect blend of modern living and family comfort. Presented in show home condition throughout, this superb property offers spacious living accommodation across two floors including a welcoming entrance hall with a modern cloakroom. To the right you will find a spacious dual aspect lounge with French doors leading out to the rear garden and across the hallway a upgraded kitchen/dining room with the a range of integrated appliances and a door through to a convenient utility room with a built in storage cupboard & door to the garden. Upstairs the property benefits from 3 well proportioned sized bedrooms with a modern en suite and fitted wardrobes to the master bedroom and a well presented family bathroom. On the outside there is a beautifully landscaped, larger than average enclosed rear garden with an artificial lawn and paved patio seating areas, perfect from entertaining. To the front a neatly maintained front garden and driveway to the side of the property leading to a single garage with power & lighting. Being just a short walk to local schools, shops and the parks, this stunning property makes the ideal family home.

Entrance Hall

Lounge

10'7 x 17'6 (3.23m x 5.33m)

Kitchen/Dining Room

8'8 x 17'6 (2.64m x 5.33m)

Utility Room

WC

Stairs to First Floor

First Floor Landing

Bedroom 1

10'3 x 10'1 (max) (3.12m x 3.07m (max))

Ensuite

Bedroom 2

8'10 x 10'11 (2.69m x 3.33m)

Bedroom 3

9'4x 7'2 (2.84mx 2.18m)

Family Bathroom

Enclosed Rear Garden

Front Garden

Garage & Driveway

Kempston

Kempston is a town and civil parish located in Bedfordshire, England. Once known as the largest village in England, Kempston now has a population of around 20,000. Here you will find many amenities including a large Sainsburys, Lidl, two Post Offices, other independent shops and restaurants, Addison Park and the Interchange Retail Park, a big shopping complex housing many popular high street stores. In Kempston Rural you will also find Box End Park, an aqua park with watersports facilities and the highly regarded Corner 5 lakeside restaurant. Kempston is also a mere 2 miles from Bedford Town Centre, Bedford Bus Station and Train Station. There is also great access to the A421, A428 and the A6.

Council Tax: Bedford Borough D

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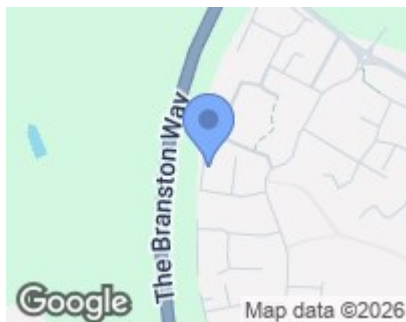


Ground Floor

First Floor

Total Area: 93 SqM = 1001 SqFt (approx)

Please note this floorplan and all furniture shown is for illustration purposes only. It is not drawn to scale and any measurements, floor areas, openings and orientations are approximates. No liability is taken for any error, omission or misstatements. A party must rely on their own inspection(s). Plan produced by Taylor Made Bedford. Powered by ZPlan.



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Very energy efficient - lower running costs	Current	Very environmentally friendly - lower CO ₂ emissions	Current
A	81	A	
B	76	B	
C		C	
D		D	
E		E	
F		F	
G		G	

England & Wales EPC Directive 2002/91/EC

These particulars of sale are a general outline, acting as guidance only. All descriptions, dimensions and references to condition are given without responsibility falling upon the vendors or their agents. Taylor Made Residential has not tested any apparatus, equipment, fixtures or services. We have not sought to verify the legal title of the property, purchasers must obtain verification from their solicitor. This is offered for sale on a Subject to Contract and Without Prejudice basis 2026.



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