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## Swallowfield, Upper Caldecote

A spacious detached bungalow with large gardens and a double garage in an exclusive development on the edge of this popular village.

**Guide Price £495,000**

01992 87 85 80

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### Overall Description

This detached bungalow sits in a lovely large plot at the entrance to an exclusive development of five similar properties towards the edge of this popular village. The property has three bedrooms, the master with an en-suite shower room, as well as a separate family bathroom. There is an entrance hall, large sitting room with gas coal-effect fire, dining room with sliding doors to the patio and kitchen. The property is double-glazed with a brand new gas central-heating combi-boiler fitted this year and although it has been well maintained it would benefit from some internal modernisation. Outside the bungalow is surrounded by attractively landscaped gardens with alternating lawns and well-stocked flowerbeds, while the back garden is sunny and private. There is a driveway with off-street parking to the front leading up to the double-garage which has electric light and power so might suit other uses such as a home-office or gym. Our vendor is suited, so if you are looking for a nice spacious bungalow in a rural location, yet close to excellent transport links, then viewing is highly recommended.

### Location

This lovely large detached bungalow sits in a pleasant residential cul-de-sac on the edge of the popular village of Upper Caldecote. The village has excellent local amenities with a village shop, Londis, farm shop, school (the Caldecote Church of England Academy), playing field (with cricket pitch, clubhouse with bar and changing facilities), garage/repair shop and two churches. There is a large Sainsburys supermarket and petrol station around a mile away on the A1 and the shops and other amenities of both Bedford and Biggleswade are a short drive away. The property is surrounded by open countryside so is in an ideal location for families that love the outdoors. The village is easily accessible, a short drive from the A1 and Biggleswade railway station which is on the Thameslink line (Kings Cross, London Bridge and Peterborough).

### Accommodation

A path leads across the garden to the front door into the:

#### Entrance Hall 16'4 x 5'5 (4.98m x 1.65m)

Storage cupboard. Cupboard housing new Worcester gas central-heating boiler. Telephone point. Radiator.

#### Sitting Room 21'1 x 18'2 (6.43m x 5.54m)

Windows to front and back. Sliding doors to the back garden. Brick fireplace with coal-effect gas-fire and tiled hearth. Four TV aerial points (one connected). Satellite cable (no dish).

#### Dining Room 10'6 x 8' (3.20m x 2.44m)

Sliding doors to garden. TV point (not connected). Radiator.

#### Kitchen 10'7 x 10'5 (3.23m x 3.18m)

Window to rear. Kitchen units with roll-top worksurfaces and one and a half bowl sink unit. Eye-level Stoves double oven. Stoves gas hob with extractor above. Space for fridge/freezer. Space and plumbing for washing-machine. Space for tumble dryer. Fitted dishwasher. Rhinofloor vinyl flooring. Glazed door to rear. Radiator. TV point (not connected).

#### Inner Hall 8'3 x 2'11 (2.51m x 0.89m)

Accessed from the entrance hall and with doors to all three bedrooms. Loft hatch. Radiator.

#### Bedroom One 12'6 x 10'9 (3.81m x 3.28m)

Windows to front and side. Two fitted wardrobes. TV aerial point (not connected). Telephone point.

#### En-Suite 8'7 x 4'6 (2.62m x 1.37m)

Frosted window to rear. Shower cubicle with Porcelenosa tiled surround. Low-level WC. Wash-hand basin. Extractor fan. Radiator.

#### Bedroom Two 12'4" x 10'0" (3.76m x 3.07m)

Window to rear. Telephone point. Radiator

#### Bedroom Three 10'10 x 9'2 (3.30m x 2.79m)

Window to rear. Radiator. Telephone point.

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### Bathroom 7' x 6'4 (2.13m x 1.93m)

Accessed from the entrance hall. Frosted window to the side. Panel bath with shower above, Porcelenosa tiled surround and glass shower screen. Low-level WC. Wash-hand basin. Porcelenosa half-tiled walls. Radiator. Extractor Fan.

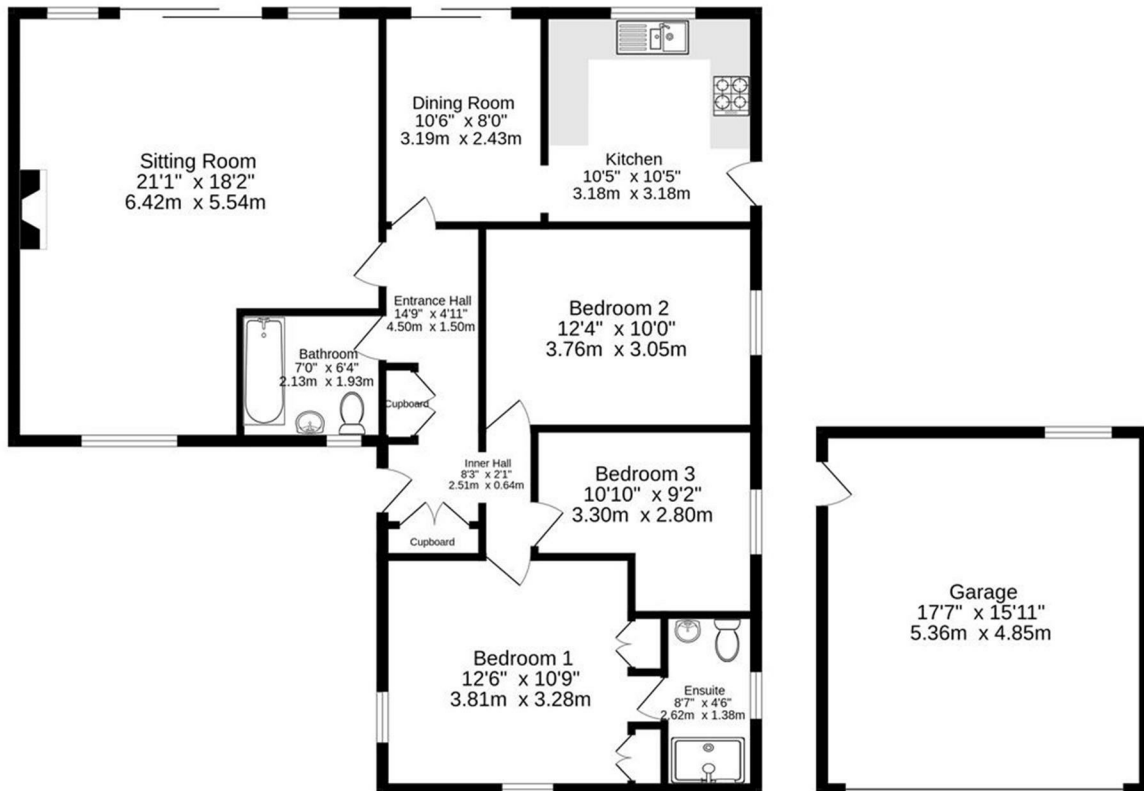
### Outside

The property sits in a large corner plot with attractively landscaped gardens to the front and a gate leading through to a good-sized back garden with central lawn, patio area, flowerbeds and fencing for privacy. There is a private driveway with off-street parking for two cars leading to the DOUBLE GARAGE: 17'7 x 15'11 electric light/power, a window to the rear and door to the side passage.

### Services and Other Information

Mains gas, electricity, water and drainage (Please note: our client informs us that severe weather may cause mains drainage disruption). Gas central-heating (New Worcester combi-boiler fitted February 2024). Alarm fitted. Double-glazed windows. Council Tax Band: F. Swallowfield road is not adopted, so any upkeep is the communal responsibility of the five properties.


Ground Floor  
1362 sq.ft. (126.5 sq.m.) approx.



TOTAL FLOOR AREA : 1362 sq.ft. (126.5 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
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>	<p>71</p>	<p>83</p>
<p><b>England &amp; Wales</b></p>	<p>EU Directive 2002/91/EC</p>	

Please note: appliances such as radiators, heaters, boilers, fixtures or utilities (gas, water, electricity, etc.) which may have been mentioned in these details have not been tested and no guarantee can be given that they are suitable or in working order. We cannot guarantee that building regulations or planning permission have been approved and recommend that you make independent enquiries on these matters. All measurements including amounts of land in acres are approximate.



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