



**Kennedy
& Foster**

4 Fen Reach

Dunton

SG18 8RZ

£600,000

- DOUBLE FRONTED DETACHED
- FRONT TO BACK LOUNGE
- 2 RECEPTION ROOMS
- STUNNING REFITTED KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- FOUR DOUBLE BEDROOMS
- REFITTED EN SUITE & 4 PIECE BATHROOM
- DOUBLE GARAGE



You will not be disappointed. This stunning double fronted modern FOUR DOUBLE BEDROOM detached family home is to be found on a small development in the popular village of Dunton. The outstanding accommodation comprises as follows: Reception hallway, cloakroom, reception room, front to back lounge with bi fold doors onto garden, refitted kitchen/breakfast room with bi fold doors onto the garden, utility room, 4 double bedrooms, ensuite to master and 4 piece family bathroom. To compliment this beautiful property is a detached double garage and attached garden.

REFITTED FRONT DOOR INTO:

RECEPTION HALL

Staircase to first floor galleried landing. Wood flooring. Under stairs storage cupboard. Radiator. Doors to:

LOUNGE

22' 1" x 10' 8" (6.73m x 3.25m) Brick fireplace housing a multi fuel burner, tiled hearth. Wood flooring, double glazed bi fold doors with internal blinds leading onto the rear garden. uPVC double glazed window to front.

2ND RECEPTION ROOM

14' 09" x 11' 05" (4.5m x 3.48m) uPVC double glazed dual aspect windows. Radiator. Wood flooring.

CLOAKROOM

Low level W.C. Pedestal basin. Radiator. tiled flooring. Frosted uPVC double glazed window to rear.

STUNNING REFITTED KITCHEN/BREAKFAST ROOM

16' 4" x 16' 3" (4.98m x 4.95m) Wall, base and drawer units with Quartz work surfaces over, 1 1/2 bowl butler sink with mixer tap, built in double oven and grill, 5 ring gas hob and extractor hood over, breakfast bar with cupboards under, wine cooler, space for dishwasher, inset lighting, under floor heating, Aluminium bi fold doors onto rear garden, uPVC double glazed dual aspect windows, under floor heating, radiator.

UTILITY ROOM

9' 6" x 6' 10" (2.9m x 2.08m) Wall, base and drawer units. Stainless steel 1 1/2 bowl sink unit with mixer tap. Wall mounted boiler. Space for washing machine. Tiled floor. Consumer unit. Door to outside.

GALLERIED LANDING

uPVC double glazed window to front Loft hatch, airing cupboard. Doors to:

MASTER BEDROOM SUITE

16' 08" x 9' 09 plus dressing area" (5.08m x 2.97m)

uPVC double glazed window to side and radiator.

DRESSING AREA Two double built in wardrobes with mirrored sliding doors, radiator.

EN SUITE - Fully tiled shower with shower over, pedestal basin, low level W.C. shaver point, uPVC double glazed window to side with integrated blind. Extractor fan.

BEDROOM TWO

14' 11" x 11' 9" (4.55m x 3.58m) uPVC dual aspect

double glazed windows. Radiator. Door to Jack and Jill bathroom.

BEDROOM THREE

11' 4" x 10' 11" (3.45m x 3.33m) uPVC double glazed window to rear .Radaitor.

BEDROOM FOUR

10' 11" x 10' 6" (3.33m x 3.2m) uPVC double glazed window to front. Radiator.

REFITTED FOUR PIECE BATHROOM

Jack and Jill bathroom. Bath with mixer tap and shower attachment, shower cubicle with rainwater shower over and hand shower attachment, vanity basin with cupboard under. Low level W.C, heated towel rail, fully tiled walls and tiled flooring, extractor fan, uPVC double glazed frosted window to rear.

OUTSIDE

Open plan front garden with flower and shrubs.

Pathway leading to front door. Gated side access to rear garden.

DOUBLE WIDTH DRIVEWAY LEADING TO DOUBLE GARAGE

20' 4" x 18' 7" (6.2m x 5.66m) Eaves storage. Power and light. Personal door to rear garden.

REAR GARDEN

laid to lawn. Raised flower and shrub beds, paved patio, security lighting. Outside tap.

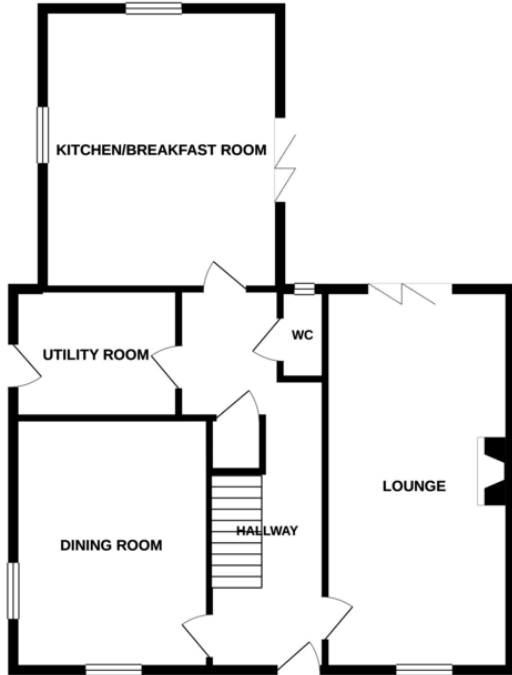
AGENTS NOTES

There is an alarm and cctv fitted to the property.

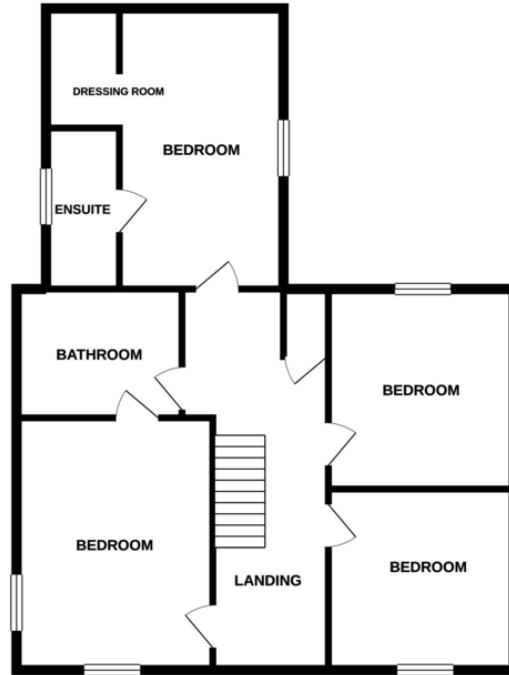
There is an annual charge c £282.00 in (2023)



GROUND FLOOR
877 sq.ft. (81.5 sq.m.) approx.



1ST FLOOR
877 sq.ft. (81.5 sq.m.) approx.



TOTAL FLOOR AREA : 1754 sq.ft. (163.0 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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COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements