



HARVEY ROBINSON

Guide Price

£425,000

8 Chapel Street

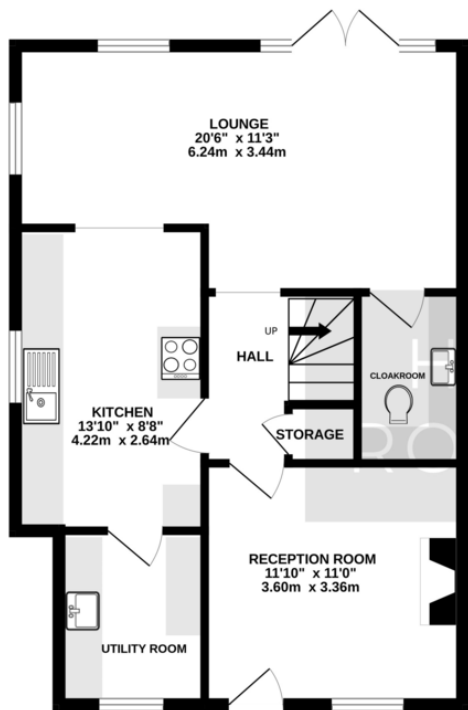
Dunton, SG18 8RW

We are delighted to offer for sale with no onward chain this extended and completely refurbished three bedroom period end terrace cottage within the heart of the village of Dunton. Finished to an exceptionally high standard throughout the accommodation to the ground floor in brief consists of a lounge with an open feature fireplace, a brand new kitchen/breakfast room packed with integrated appliances, and an L-shape Lounge/Dining/Family Room with UPVC French-style doors opening to the garden branching off from the inner hallway. A cloakroom and a utility room completes the spacious downstairs living space. Upstairs, three bedrooms with a large cupboard/wardrobe from the main bedroom and a brand new three piece bathroom suite can be found. Outside, the property has a generous enclosed garden which will be primarily laid to lawn with a paved patio area - perfect for outside dining and entertaining. Two allocated car parking spaces are provided along with an electric point in preparation for an electric car charging port. Extensively renovated throughout, the property offers a 'new build' feel with modern electric heating, new insulation to the cavity walls, and energy efficient LED lighting throughout with the benefit of having PV solar panels mounted on the roof too. Further benefits include brand new UPVC sash-style windows to the front, and floor coverings to the kitchen/breakfast room and bathroom. Located just 3 miles to the east of Biggleswade, Dunton is a bustling and thriving community with a popular Playing Field and Pavilion with bar providing regular sporting and non-sporting events for the village. The March Hare public house is also a go-to hangout among locals. Dunton Green Primary School - rated 'Outstanding' on the Ofsted report is located nearby, with a regular bus service provided for older children attending middle and upper schools in the area. Transport links are present with the A1 nearby providing access North and South and for the commuter, a mainline train station giving easy access into London Kings Cross and St Pancras within the hour is found at the neighbouring market town of Biggleswade. Retail parks with High Street brands and grocery shopping can be found a short distance away also. Viewings are essential to appreciate the accommodation and location on offer with viewings arranged by contacting our Biggleswade estate agent offices.

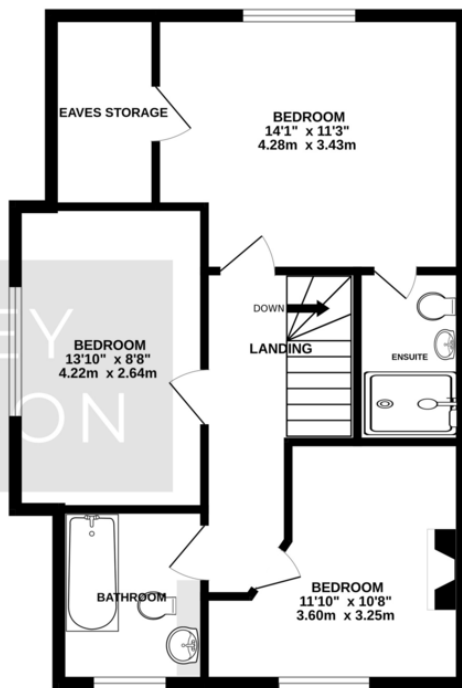




GROUND FLOOR  
594 sq.ft. (55.2 sq.m.) approx.



1ST FLOOR  
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA: 1184 sq.ft. (110.0 sq.m.) approx.  
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## FAQs

Tenure: Freehold  
Rear Garden Aspect: South  
Council Tax Band: D  
EPC Rating: D  
What3words:///entertainer.rigs.treat

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	60	65
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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

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### OFFICE ADDRESS

5 Purcell Place, Sullivan Court,  
Biggleswade, Bedfordshire,  
SG18 8SX

### CONTACT

01767 660770  
biggleswade@harveyrobinson.co.uk  
www.harveyrobinson.co.uk