



Hancock's Estates

With you every step of the way



4 Fen Reach, Dunton, SG18 8RZ
£600,000 Freehold





4 Fen Reach

Dunton, SG18 8RZ

- Modern Executive Detached Home
- Spacious 1800+ Square Footage
- Four Particularly Sizeable King-Size Bedrooms
- Separate Generous Reception Rooms
- Refitted Cloakroom & Utility Room
- Bespoke Luxury Kitchen / Breakfast Room
- Refitted En-Suite & Four Piece Bathroom
- Numerous Quality Improvements Throughout
- Detached Double Garage
- Available With No Forward Chain

SPACIOUS 1800+ SQ.FT. # FOUR 'KING-SIZE' BEDROOMS # EXHAUSTIVE LIST OF QUALITY IMPROVEMENTS # LUXURY BESPOKE KITCHEN # DETACHED DOUBLE GARAGE # VILLAGE LOCATION # PRIVATE CUL-DE-SAC # NO FORWARD CHAIN

£600,000 Freehold



Entrance Hall	22'2" x 8'8" max (6.76m x 2.64m max)
Living Room	22'2" x 10'10" (6.75m x 3.31m)
Sitting Room	14'10" x 11'5" (4.51m x 3.49m)
Cloakroom	5'10" x 3'4" (1.78m x 1.02m)
Utility Room	6'11" x 9'8" (2.12m x 2.94m)
Kitchen/Breakfast Room	16'5" x 13'11" (5.01m x 4.24m)
Landing	22'2" x 9'2" max (6.76m x 2.79m max)
Master Bedroom	16'9" x 9'10" (5.11m x 3.00m)
En-suite	8'5" x 3'11" (2.57m x 1.19m)
Dressing Area	Two built-in double wardrobes
Bedroom 2	15'0" x 11'11" (4.57m x 3.63m)
Bedroom 3	11'4" x 11'0" (3.45m x 3.35m)



Bedroom 4 10'6" x 11'0" (3.20m x 3.35m)

Bathroom 6'10" x 9'7" (2.09m x 2.91m)

Outside

53ft wide, private, rear garden with raised floral beds and replaced fencing with composite panels. Access to garage through rear door and side access to the 21ft x 20ft drive.

Detached Double Garage 20' x 18'9" (6.10m x 5.72m)

Twin remote control electric doors.

About The Area

Dunton is a village approximately four miles from Biggleswade train station and 18 miles to central Cambridge. There is a village Church, The March Hare public house, Lower School rated 'outstanding' in the most recent (2010) Ofsted inspection, Memorial Hall, recreation ground / playing field plus village cider brewery.

Agents Notes

Council Tax Band - F (£3158.24 for 2024/2025)

LPG fired boiler with large capacity, pressurised, hot water cylinder.

One LPG tank for the small development supplies each metered home.

Boiler serviced 02/03/24

There is an approximate annual fee (sometimes to referred to as 'Green Space Management') of £280.00 for the maintenance of the communal grounds, communal lighting and upkeep of the large private residents green / playfield.

Precise Location

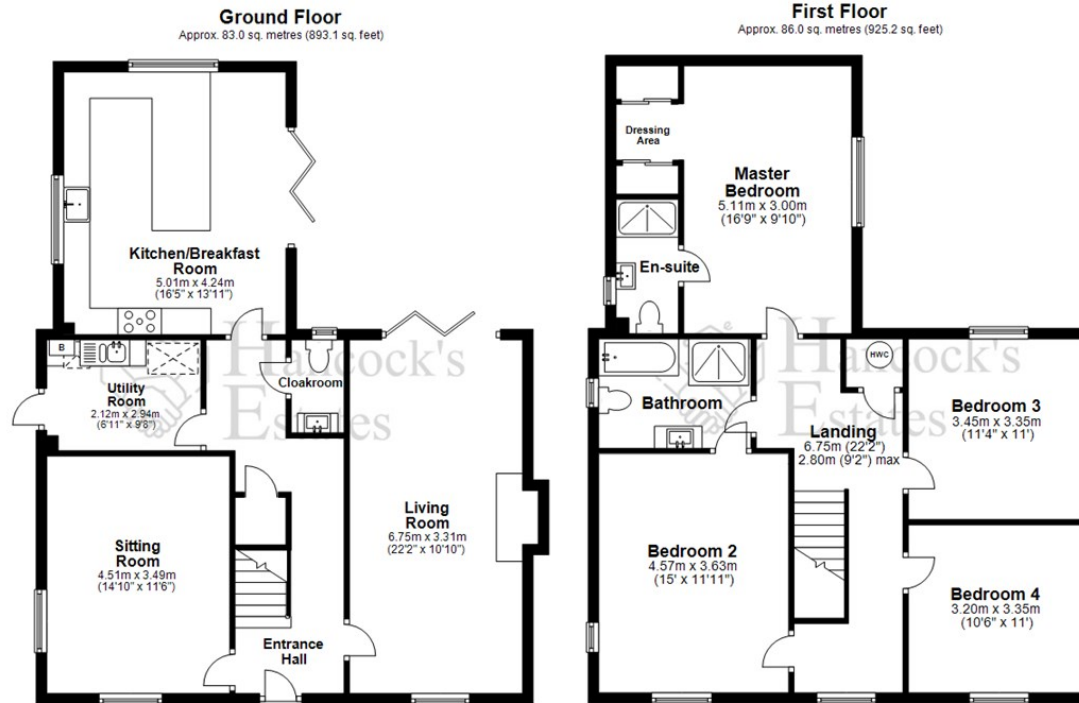
what3words: jetliner.breezy.boardroom

Carefully Selected Services

We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended providers.







Total area: approx. 168.9 sq. metres (1818.3 sq. feet)

For illustrative purposes only - Not to scale. The position of doors, windows, appliances and other features are approximate only. Whilst every effort is made to be precise, the total area is approximate and for guidance only.
Plan produced using PlanUp.

Viewing

Please contact our Hancock's Estates Office on 01767 348 288 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.



For GPS direction please follow **SG18 8RZ**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		67	76
EU Directive 2002/91/EC			