



3 Bedrooms



3 Bath/Shower Rooms



2 Reception Rooms



Garage



Private Garden with Home Office



EPC Band B

Council Tax
Band F - £3,215.24 (2024/25)
Local Authority
Central Bedfordshire Council



Magpie Meadows, Caddington, LU1 4FU
Guide Price £585,000 Freehold

Magpie Meadows, Caddington

Attractive three bedroom detached executive home built in 2020 and still under NHBC guarantee, located in the desirable Caddington Woods development.

- 🏡 Built in 2020 and under NHBC Guarantee
- 🏡 Beautifully presented throughout
- 🏡 Large living room
- 🏡 Spacious kitchen/family room
- 🏡 Three bedrooms all with ensuite facilities
- 🏡 Private garden with home office
- 🏡 Garage and off-street parking

Description

This spacious family home was built by Redrow homes in 2020 and is part of the Heritage Collection.

The property offers generous accommodation, the ground floor includes an attractive entrance hall, formal sitting room and large kitchen/family room with stylish fitted kitchen and space for dining and relaxing with French doors opening out to the rear garden. A separate utility room sits just off. A cloakroom off the hallway completes this level.

Upstairs there are three double bedrooms, all of which have luxurious ensuite facilities and the principal bedroom offers a walk-in wardrobe.

Outside to one side of the property is a driveway, providing off-street parking, which leads to the garage. To the rear there is a private and secluded garden that has been landscaped with patio seating area, lawn and raised flower beds. The property also benefits from a stylish home office that is equipped with underfloor heating and air conditioning.

Location

Magpie Meadows is located in the highly desirable Caddington Woods development. There are both local and more extensive shopping facilities and good schooling a short drive away. There is the added benefit of a free bus service into town. Harpenden is approximately 7 miles away and offers wider amenities and a fast rail service. Luton Parkway station is also within easy reach as is London Luton Airport and the M1 motorway.

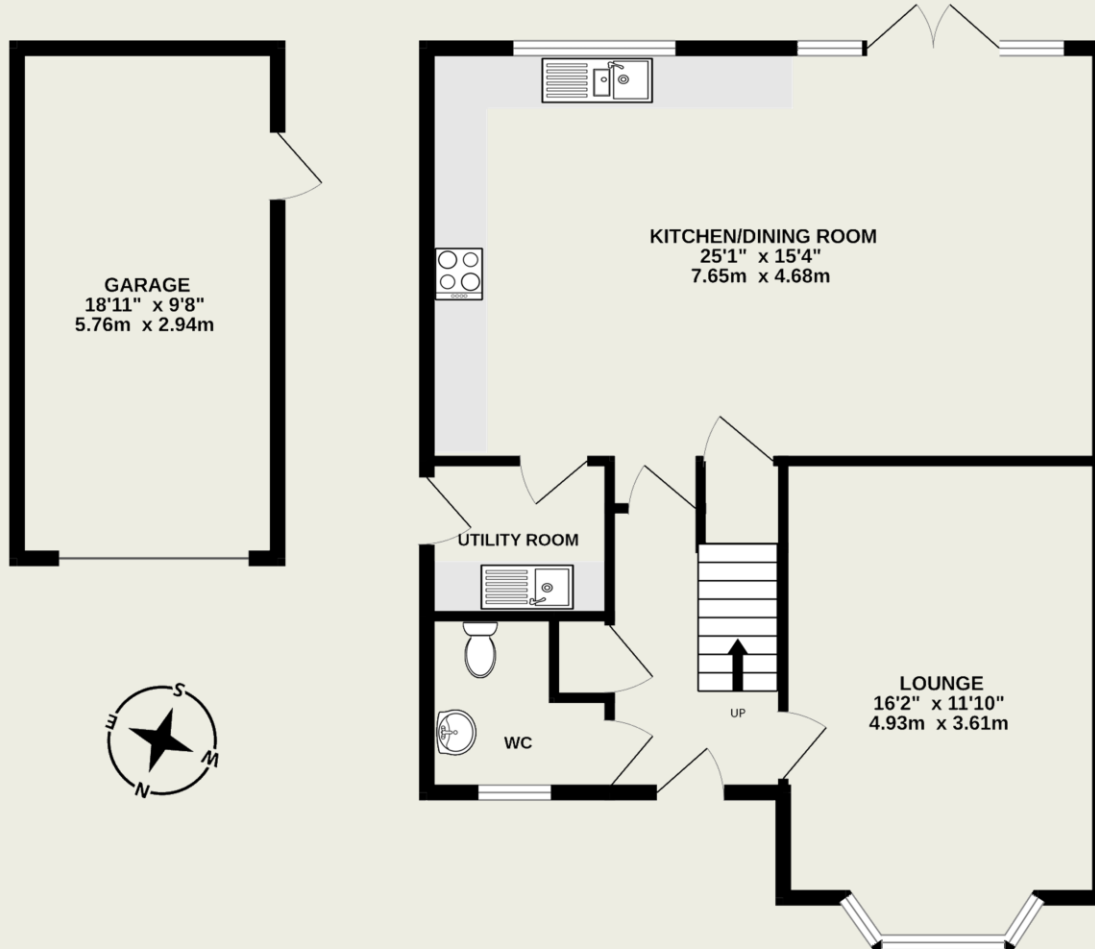




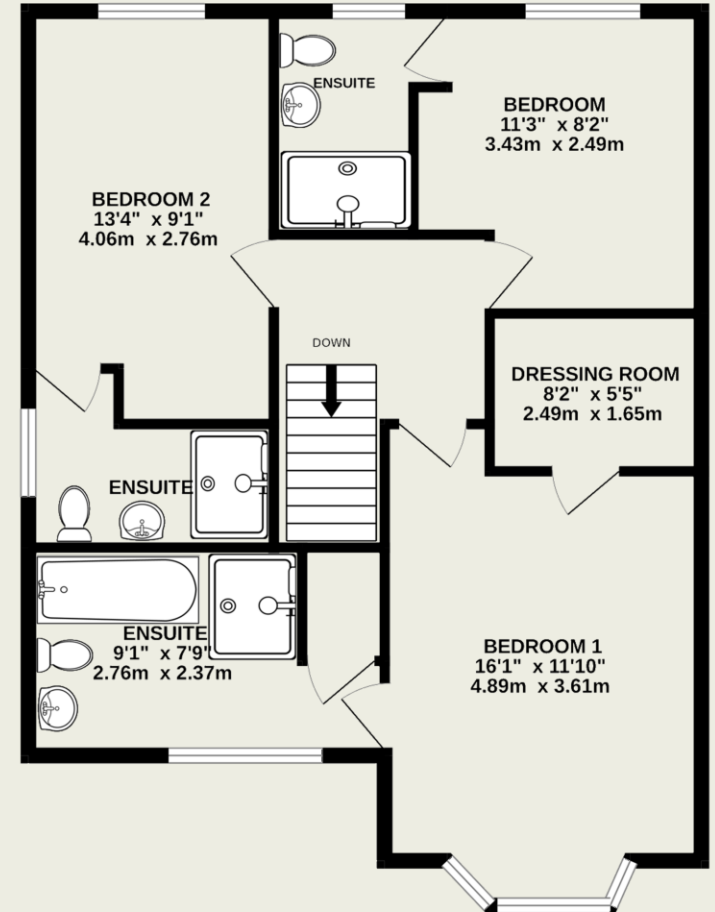
Important Information

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GROUND FLOOR
866 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA : 1554 sq.ft. (144.4 sq.m.) approx.

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