



**Kennedy
& Foster**

1 Dene Way
Upper Caldecote
SG18 9DL
£499,950

- VERSATILE ACCOMMODATION
- DETACHED FOUR BEDROOM
- THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- TWO BATHROOMS (ONE UP, ONE DOWN)
- GREAT POTENTIAL
- DOUBLE GARAGE
- CHAIN FREE



Situated on this generous plot with a lovely outlook, this 4 bedroom detached property with a double garage and driveway. This chain free family home offers great potential and spacious accommodation as follows: Hall, cloakroom, lounge, dining room, kitchen/breakfast room, study/playroom down stairs shower room and upstairs bathroom. A viewing comes highly recommended to appreciate the space, potential and location in the popular village of Upper Caldecote. Contact K & F the sole agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor landing, understairs recess, radiator, door to cloakroom, door to cloaks cupboard with door leading to double garage. Doors to:

LOUNGE

19' 04" x 12' 04" (5.89m x 3.76m) Dual aspect uPVC double glazed window, coving to ceiling, radiator.

DINING ROOM

11' 04" x 11' 2" (3.45m x 3.4m) uPVC double glazed window to rear, serving hatch, radiator.

KITCHEN/BREAKFAST ROOM

16' 9" x 11' 04" (5.11m x 3.45m) Range of wall, base an drawer units with worksurface over, 1 1/2 bowl stainless steel single drainer unit with mixer tap, space for dishwasher, washing machine, fridge/freezer. Oven with extractor over, radiator, uPVC double glazed window and door to rear garden, door to shower room. Door to:

STUDY/PLAYROOM (A VERSATILE ROOM)

10' 4" x 7' 3" (3.15m x 2.21m) Radiator, sliding patio doors to rear garden, cupboard housing meter.

SHOWER ROOM

Cornered shower, WC, pedestal basin, radiator, frosted uPVC double glazed window to front.

FIRST FLOOR LANDING

Feature window, access to loft hatch, cupboard housing wall mounted boiler and heated towel rail. Doors to:

BEDROOM

14' 08" x 11' 03" (4.47m x 3.43m) Dual aspect uPVC double glazed window, storage cupboard, radiator, sloping ceiling.

BEDROOM

12' 09" x 12' 08" (3.89m x 3.86m) Radiator, uPVC double glazed window to front, exposed floorboards, sloping ceiling.

BEDROOM

11' 9" x 10' 7" (3.58m x 3.23m) Radiator, uPVC double glazed window to front, sloping ceiling.

BEDROOM

11' 5" x 6' 7" (3.48m x 2.01m) Radiator, uPVC double glazed window to side.

BATHROOM

Bath with mixer tap and shower over, vanity basin, WC, heated towel rail, frosted uPVC double glazed window to side.

OUTSIDE

FRONT GARDEN

Lawn.

DRIVEWAY LEADING TO:

DOUBLE GARAGE

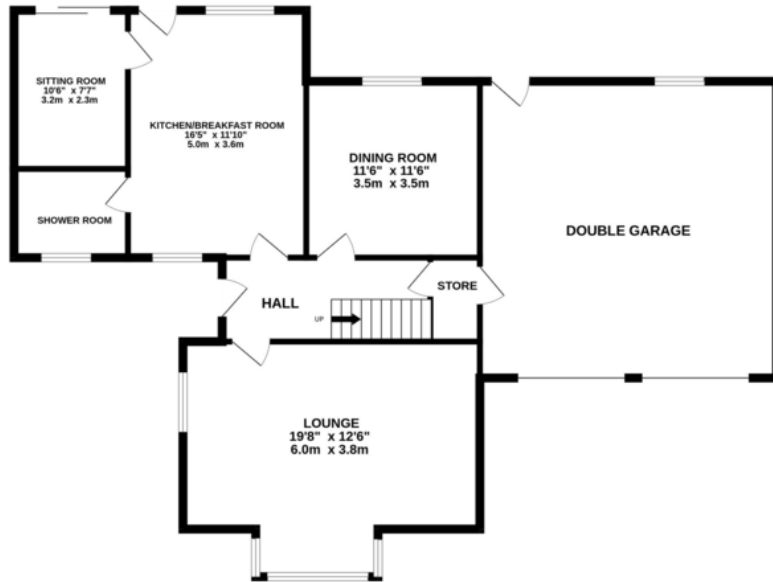
19' 01" x 18' 00" (5.82m x 5.49m) Two up and over doors, power and light, window to rear, door to rear garden.

REAR GARDEN

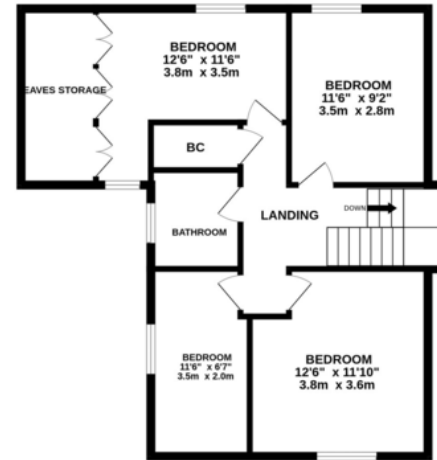
A good sized garden, mainly laid to lawn, trees, shrubs, paved patio, outside tap, personnel door to garage.



GROUND FLOOR
1204 sq.ft. (111.8 sq.m.) approx.



1ST FLOOR
653 sq.ft. (60.7 sq.m.) approx.



TOTAL FLOOR AREA : 1857 sq.ft. (172.5 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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COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	68 D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.