



**Kennedy
& Foster**
EXECUTIVE HOMES

35 Cambridge Road
Dunton, SG18 8RT

£799,000

A wonderful 5 Bed Detached House located in Bedfordshire.

- IMPRESSIVE FIVE BEDROOM DETACHED FAMILY HOME
- SITUATED WITHIN THE DESIRABLE VILLAGE OF DUNTON
- GENEROUSLY PROPORTIONED AND VERSATILE HOME
- LOG BURNER
- THREE BATHROOMS AND A FURTHER CLOAKROOM
- DOUBLE GARAGE AND FURTHER PARKING
- PLOT OF APPROX. 1/4 OF AN ACRE OF MATURE GARDENS (STS)
- CONVENIENT ACCESS TO BIGGLESWADE AND SURROUND TRANSPORT LINKS

A rare opportunity to acquire a particularly spacious and versatile 5 bedroom detached home in the established village of Dunton. This impressive and substantial home with a plot approximately $\frac{1}{4}$ acre (sts) could be ideal for two families coming together. The property provides an exceptional amount of space that comprises of: Entrance hall, study, lounge, dining room, kitchen/breakfast room, utility room, three ground floor bedrooms with a four piece bathroom, two cloakrooms, to the first floor we have a master suite which includes an ensuite and dressing room and another bedroom with ensuite and for parking there is a double garage and further parking. Dunton offers an attractive village setting whilst remaining conveniently positioned for the nearby market town of Biggleswade, where a wider selection of amenities and mainline rail services can be found. Biggleswade railway station is approximately 2.8m from the postcode area.





Property Description

ENTRANCE DOOR INTO:

SPACIOUS RECEPTION HALLWAY

Wood flooring, coving to ceiling, two radiators, storage cupboard, uPVC double glazed window. Doors to:

CLOAKROOM

Low level WC, pedestal basin, tiled floor, coving to ceiling, extractor fan, radiator.

STUDY

11' 11" x 10' 4" (3.63m x 3.15m) uPVC double glazed window, coving to ceiling, wood flooring, radiator.

LOUNGE

21' 09" x 15' 04" (6.63m x 4.67m) Brick fireplace housing log burner. Dual aspect uPVC double glazed windows, uPVC double glazed French doors to gardens, coving to ceiling, wood flooring, two radiators.

DINING ROOM

17' 4" x 12' 01" (5.28m x 3.68m) uPVC double glazed window, coving to ceiling, radiator, wood flooring, two decorative ceiling roses. Door to:

KITCHEN/BREAKFAST ROOM

15' 02" x 12' 02" (4.62m x 3.71m) Wall, base and drawer units with work surfaces over, integrated dishwasher, fridge, freezer, microwave, oven, electrical 5 ring hob and extractor hood over, sink unit with mixer tap, Breakfast bar. Island with cupboards under, tiled flooring, uPVC double glazed window, door to entrance hall. Door to:

UTILITY ROOM

12' 03" x 6' 0" (3.73m x 1.83m) Wall cupboards and larder cupboard with work surface, stainless steel single drainer sink unit with mixer tap with space under for washing machine and tumble dryer, floor mounted oil fired boiler, uPVC double glazed window, radiator, coving to ceiling, uPVC double glazed door to side gardens.

INNER HALLWAY

Wood flooring, radiator. Doors to:

BEDROOM

10' 8" x 9' 8" (3.25m x 2.95m) Coving to ceiling, uPVC double glazed window, radiator. Door to:

ENSUITE CLOAKROOM

Low level WC, pedestal basin, tiled floor.

BEDROOM

12' 02" x 10' 7" (3.71m x 3.23m) uPVC double glazed window, radiator, coving to ceiling, loft hatch.





BEDROOM

12' 04" max x 10' 7" (3.76m x 3.23m) Radiator, uPVC double glazed window, coving to ceiling.

FOUR PIECE BATHROOM

9' 7" x 6' 6" (2.92m x 1.98m) Bath with mixer tap, low level WC, pedestal basin, shower cubicle with shower over, coving to ceiling, extractor fan, tiled floor, radiator, uPVC double glazed window.

FIRST FLOOR LANDING

Velux window. Doors to:

MASTER SUITE BEDROOM

16' 7" x 14' 7" (5.05m x 4.44m) Door to airing cupboard with cylinder and shelving, door to storage cupboard with access to loft space, radiator, uPVC double glazed window. Door to:

DRESSING ROOM

11' 5" x 6' 06" (3.48m x 1.98m) Velux window, loft hatch, radiator. Door to



FOUR PIECE BATHROOM

11' 5" x 7' 8" (3.48m x 2.34m) Panelled bath with mixer tap, tiled shower cubicle with shower over, pedestal basin, low level WC, extractor fan. Velux window, tiled floor, radiator.

BEDROOM

15' 1" x 14' 7" (4.6m x 4.44m) uPVC double glazed window, radiator. Door to:

ENSUITE

Tiled shower cubicle with shower over, low level WC, pedestal basin, tiled floor, extractor fan, radiator.

PARKING ON SHINGLED DRIVEWAY FOR APPROX 6 CARS

DOUBLE GARAGE

19' 7" x 19' 7" (5.97m x 5.97m) Up and over doors, eaves storage, power and light, personnel door to garden.

GARDENS

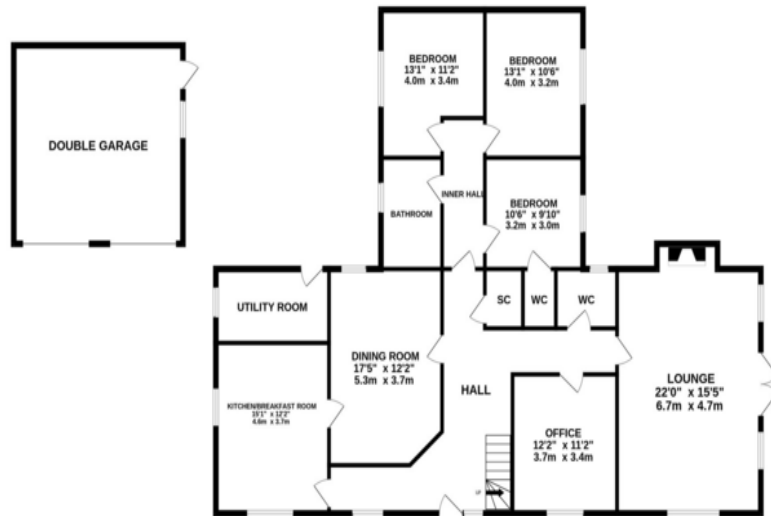
We have been informed by the vendors the plot is in the region of 1/4 acre plot STS.

Established gardens with lawns, olive trees, cherry tree, small leaf lime tree, young red oak tree, London plane tree, flower and shrubs, wrap around garden, power socket, and two outside taps, gated access to both sides, extended patio. A garden giving many hours of enjoyment.

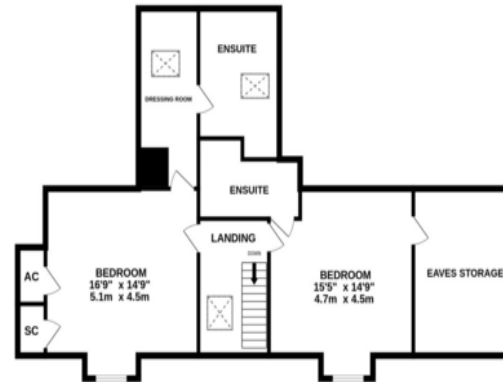




GROUND FLOOR
2087 sq.ft. (193.9 sq.m.) approx.



1ST FLOOR
1035 sq.ft. (96.1 sq.m.) approx.



TOTAL FLOOR AREA : 3122 sq.ft. (290.0 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 G

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

VIEWINGS

Strictly by prior appointment with the agent.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	77 C
55-68	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.

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