





## Property Description

Located in the popular and sought after village of Caddington, is this detached family home which offers well planned and spacious living accommodation throughout and is presented in turn key condition only a few minutes' walk into the village centre. This beautiful home comprises of a ground floor cloakroom, 22 ft lounge, separate dining room overlooking the rear garden, modern fitted kitchen with tiled Karndean flooring, four bedrooms and luxury four-piece family bathroom with freestanding claw footed bath. Outside there is a block paved driveway giving off road parking for several vehicles leading to an attached garage with electric door and alarm, gated side access to the south east facing formal rear garden.

### Entrance Hallway

5' 10" x 3' 4" (1.78m x 1.02m)

Radiator, window to side, laminate flooring.

### Cloakroom

5' 2" x 2' 9" (1.57m x 0.84m)

Modern suite comprising of a low flush w/c, wash basin, part tiled walls, window to front, laminate flooring.

### Lounge

22' 3" x 13' 2" Max (6.78m x 4.01m Max)

Laminate flooring, built in fireplace with gas fire, window to front with custom made Venetian style shutters, two covered radiators, double doors to Dining Room.

### Dining Room

10' 8" x 10' 7" (3.25m x 3.23m)

Laminate flooring, window and French doors to rear garden, radiator.

### Kitchen

13' x 9' 10" (3.96m x 3.00m)

Fitted with an abundance of built in wall and base units with complimentary quartz worktops incorporating a butler sink, built in induction hob with extractor over, built in electric oven, space for fridge/freezer, washing machine and dishwasher. Door to side, two windows to rear, tiled splashbacks, tiled Karndean flooring.

## First Floor Landing

Hatch to fully boarded loft, combi boiler situated in loft.

## Bedroom One

12' 7" x 9' 11" (3.84m x 3.02m)

Window to front with custom made wooden blinds, radiator, built in cupboard.

## Bedroom Two

12' x 10' (3.66m x 3.05m)

Window to front with custom made wooden blinds, radiator.

## Bedroom Three

9' 9" x 6' 11" (2.97m x 2.11m)

Window to rear, radiator.

## Bedroom Four

9' 10" x 7' (3.00m x 2.13m)

Window to rear, radiator.

## Luxury Bathroom

8' 11" x 5' 9" (2.72m x 1.75m)

Beautifully fitted with a freestanding claw footed bath with mixer taps and shower attachment, low flush w/c, corner shower cubicle, wash basin, Victorian style heated towel rail, laminate flooring, part tiled walls, window to rear.

## Outside

The property is approached via a private block paved driveway giving off road parking for several vehicles, stone filled flower beds, security lighting, electric roller door to the garage which has power and alarm. Gated side access leading to a south east facing rear garden which has an Indian sandstone patio/entertaining area with complimentary timber dwarf wall. Steps leading to the formal rear garden which is laid to lawn and purpose-built bar and storage.

## Agents Note

This property is being sold by an employee of Connells Estate Agents.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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EPC Rating: C Council Tax Band: E

Tenure: Freehold



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