



**Kennedy
& Foster**

'Ramblers'

165a Biggleswade Road

Upper Caldecote

SG18 9BD

£775,000

- ARCHITECTURALLY DESIGNED
- STUNNING DETACHED BUNGALOW
- SUBSTANTIAL PLOT
- THREE DOUBLE BEDROOMS
- TWO BATHROOMS
- SECLUDED
- GARAGE AND AMPLE PARKING
- OFFICE/STUDIO



Architecturally designed around 1994. This unique, absolutely stunning three double bedroom spacious detached bungalow situated on a substantial plot overlooking fields to the side. The property is approached by a long driveway leading to a 5 bar gate opening into the secluded plot. A viewing comes highly recommended by Kennedy & Foster, the Sole Agents

DOUBLE GLAZED FRONT DOOR INTO:

ENTRANCE PORCH

Door to:

ENTRANCE HALL

Laminate flooring, coving to ceiling. Doors to:

LOUNGE/DINING ROOM

17' 11" x 17' 02" max (5.46m x 5.23m) Inglenook brick fireplace gas fire flame effect with granite hearth, vertical radiator, dual aspect double glazed windows, coving to ceiling, wood flooring. Opening to:

CONSERVATORY/DINING AREA

11' 00" x 7' 04" (3.35m x 2.24m) 2 Radiators, wood floor, double glazed door to front, double glazed window.

KITCHEN/BREAKFAST ROOM

11' 05" x 10' 07" (3.48m x 3.23m) Wall, base and drawer units with granite work surface, sunken sink with mixer tap and spray tap, integrated Neff dishwasher, drawer with ironing board, double glazed window, two built in Neff ovens, 5 ring hob and extractor hood over, coving to ceiling. Island with breakfast bar tiled floor. Opening to:

UTILITY ROOM

6' 11" x 6' 00" (2.11m x 1.83m) Wall and base units with granite work surface over, loft access with ladder and light, gas boiler, stainless steel single drainer sink unit with mixer tap, space for washing machine, tumble dryer and fridge/freezer, double glazed door and window to outside, cupboard with shelving and coat hook.

GARDEN ROOM

08' 06" x 4' 00" (2.59m x 1.22m) Window and doors to rear garden, tiled floor.

CLOAKROOM

Low level WC, sink unit, heated towel rail, radiator, coving to ceiling, tiled floor.

BEDROOM ONE

13' 11" x 13' 10" (4.24m x 4.22m) Built in double wardrobes with built in sliding doors, radiator, double glazed window, coving to ceiling. Door to:

ENSUITE

Vertical radiator, rain water shower, close coupled WC, vanity basin with cupboard under, heated towel rail, frosted double glazed window .

BEDROOM TWO

13' 10" x 9' 9" (4.22m x 2.97m) Coving to ceiling, double glazed window to front, radiator. Built in double wardrobe with sliding mirrored doors.

BEDROOM THREE

15' 11" x 11' 03" (4.85m x 3.43m) Dual aspect double glazed windows, wood floor, coving to radiator, built in double wardrobe with mirrored sliding door.

BATHROOM

11' 02" x 8' 00" (3.4m x 2.44m) Walk in shower unit with rainwater shower over and shower attachment, wall hung WC, corner bath with mixer tap and shower over, double sink with mixer tap and drawers under, frosted double glazed window, heated towel rail.

DRIVEWAY LEADING TO 5 BAR GATE INTO:

SHINGLED PARKING FOR NUMEROUS CARS

GARAGE

19' 00" x 9' 10" (5.79m x 3m) Eaves storage, power and light.

OFFICE/STUDIO

12' 11" x 8' 04" (3.94m x 2.54m) Power and light. Door to:

CLOAKROOM

WC, wash hand basin.

SUBSTANTIAL PLOT OF WRAP AROUND GARDENS

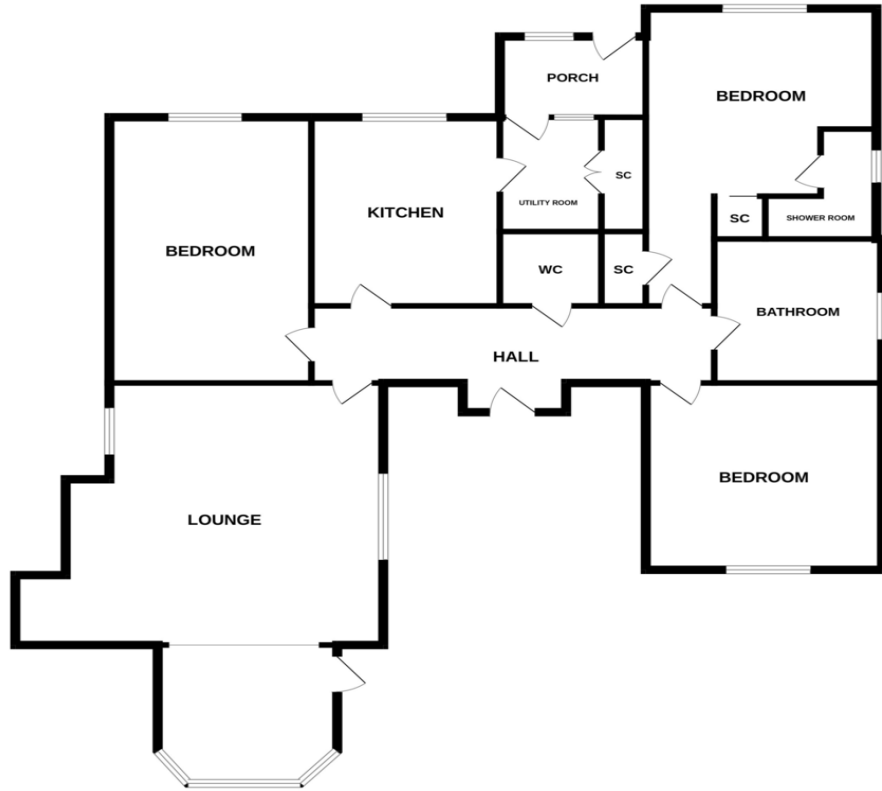
Lawns, shrubs, hedging, raised beds, ornamental pond, flowers, outside tap, siding onto fields.

Potting shed/workshop: 8' 04" x 7' 11"

Bar: 8' 05" x 8' 08" with power.



GROUND FLOOR



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 F

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	65 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.