

Dene Way, Upper Caldecote - SG18 9DL

Guide Price £475,000

HARVEY ROBINSON

- EXTENDED DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS WITH FITTED WARDROBES
- SPACIOUS KITCHEN DINING ROOM AND SEPARATE LOUNGE
- AIR CONDITIONING AND UNDERFLOOR HEATING
- THREE RECEPTION ROOMS
- CLOAKROOM, FAMILY BATHROOM AND EN-SUITE
- UTILITY ROOM
- PRIVATE REAR GARDEN
- DRIVEWAY WITH PARKING FOR MULTIPLE VEHICLES
- POPULAR VILLAGE LOCATION

LOCATION AND AMENITIES

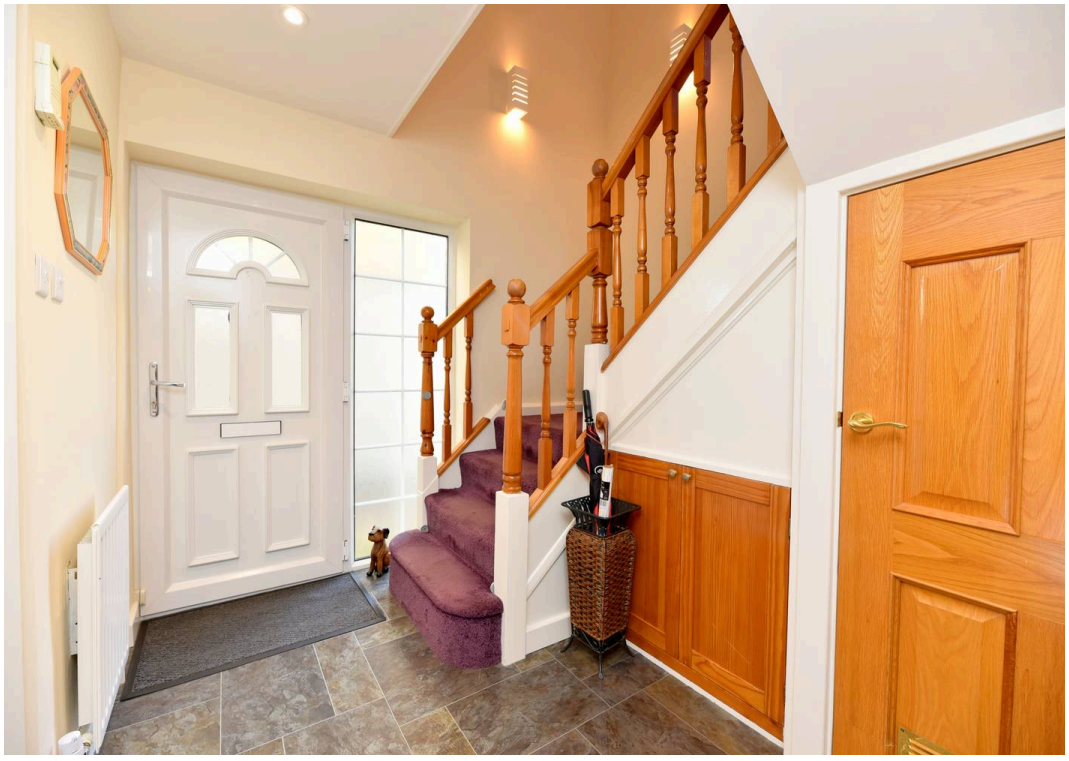
Upper Caldecote is a popular village offering a pleasant balance of rural surroundings and convenient access to nearby towns and transport links. The village benefits from local amenities and community facilities, with a wider range of shops, supermarkets, cafés, restaurants and leisure facilities available in nearby Biggleswade and Sandy. For commuters, Biggleswade railway station provides services to London King's Cross, while the nearby A1 offers convenient road connections towards London and the north. The surrounding Bedfordshire countryside also provides opportunities for scenic walks and outdoor activities, making the area an appealing choice for families and those seeking village living without being too far from everyday conveniences.



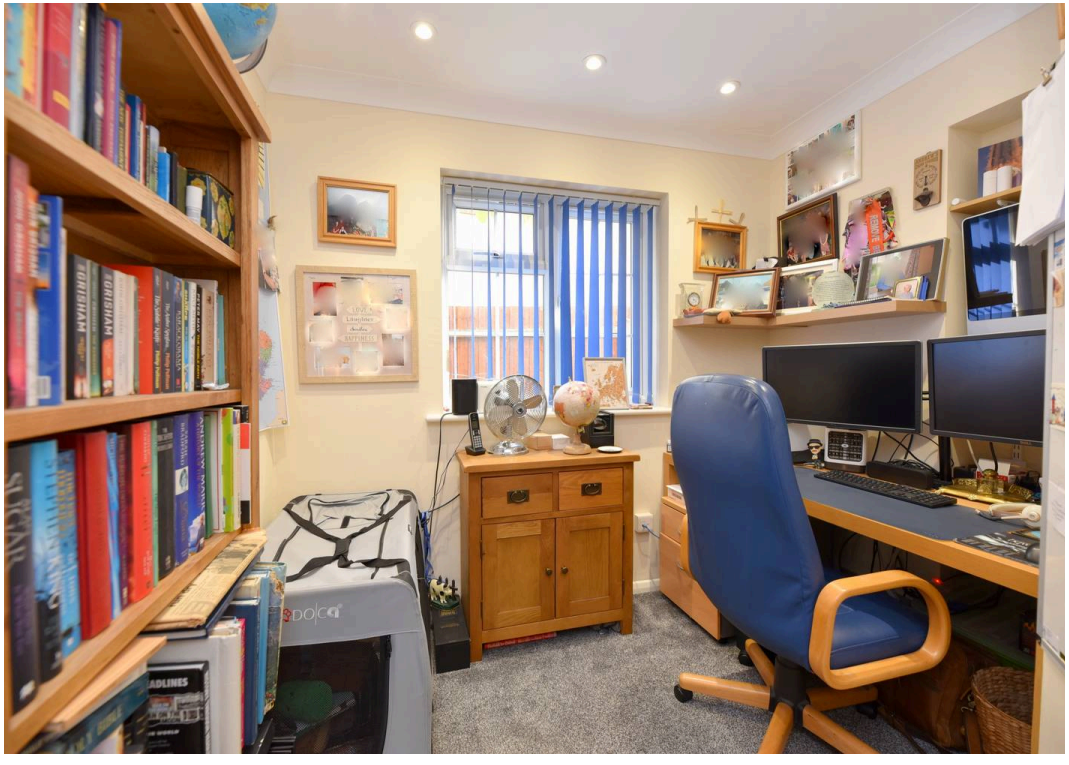












This beautifully presented and extended three-bedroom detached family home occupies a sought-after cul-de-sac position within the popular village of Upper Caldecote, offering approximately 1,562 sq. ft. of spacious and versatile accommodation arranged over two floors.

The ground floor offers an excellent balance of living and entertaining space, beginning with a welcoming entrance hall and a convenient cloakroom. There are three reception rooms, comprising a spacious lounge with underfloor heating and air conditioning, a separate dining room ideal for family meals and entertaining, and a dedicated study, perfect for those working from home.

The kitchen is complemented by a separate kitchen/dining area, providing additional flexibility for everyday family life. A generous utility room, converted from the original garage, offers practical space for laundry and storage.

Upstairs, the property boasts three well-proportioned bedrooms, all benefiting from fitted wardrobes. The principal bedroom further benefits from an en-suite bathroom featuring a bath with shower over, while the remaining bedrooms are served by a separate shower room.

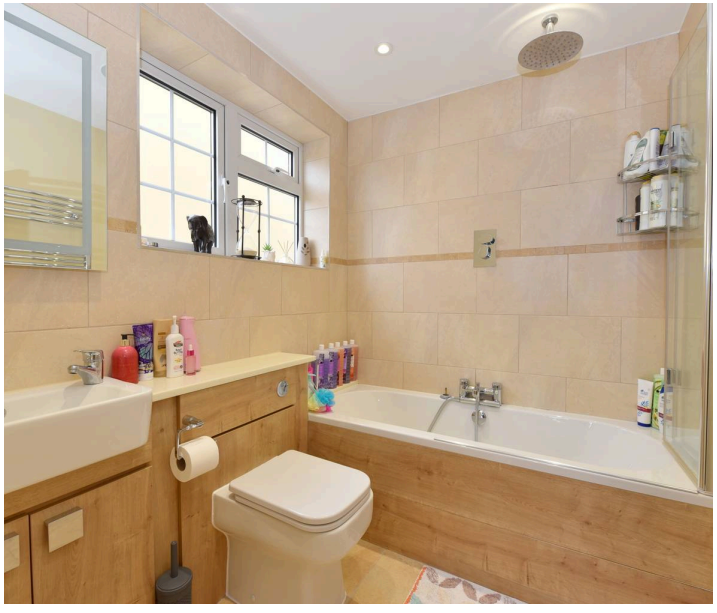
Externally, the property continues to impress with a private rear garden, providing a peaceful space to relax and unwind. A summer house with power and lighting offers excellent versatility for hobbies, leisure or additional workspace. To the front, a generous driveway provides off-road parking for multiple vehicles, while external power sockets add further convenience.

Combining generous living accommodation, versatile reception space and a desirable village setting, this impressive home is ideally suited to families and those seeking additional space to work from home or entertain. An internal viewing is highly recommended to appreciate all that this property has to offer.

Council Tax band: E

Tenure: Freehold

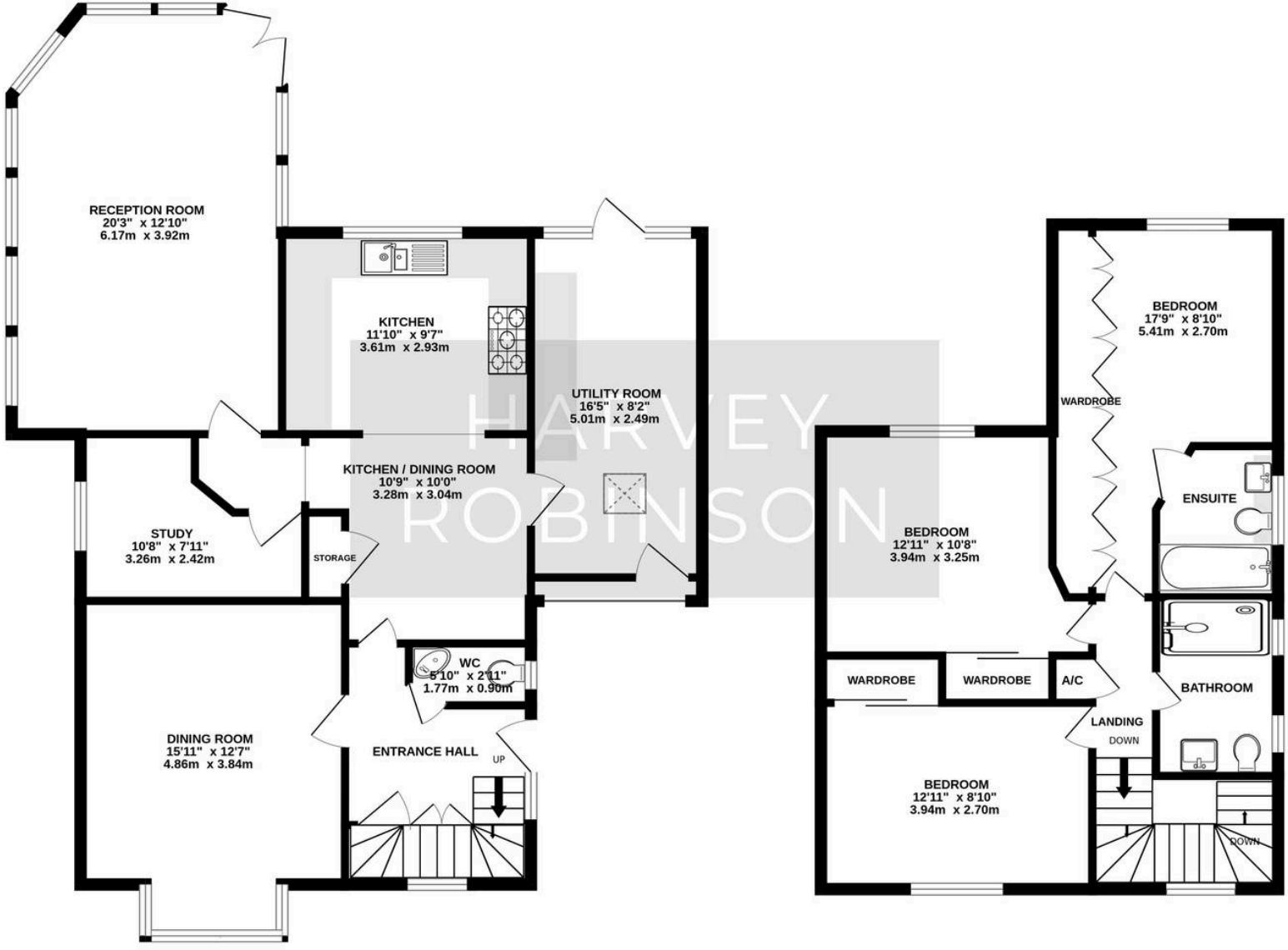






GROUND FLOOR
982 sq.ft. (91.2 sq.m.) approx.

1ST FLOOR
580 sq.ft. (53.9 sq.m.) approx.



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TOTAL FLOOR AREA : 1562 sq.ft. (145.1 sq.m.) approx.

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FAQ'S

Property Tenure: Freehold
Council Tax Band: E
Council: Central Bedfordshire Council
Rear Garden Aspect: West
Boiler Installed: TBC
Boiler last serviced: TBC
Loft: Partially boarded
EPC rating: TBC
Primary School Catchment: Upper Caldecote Lower
Secondary School Catchment: Edward Peake/ Stratton / Sandy Upper
what3words: ///refreshed.dictation.ringers

SERVICES

Heating: Gas Central Heating
Electricity: Mains
Water: Mains
Sewage: Mains

TRAVEL

Distance to A1: 0.8 miles
Biggleswade Railway Station: 2 miles
Sandy Railway Station: 2.9 miles
Cambridge: 24.4 miles
Bedford: 9.6 miles
Milton Keynes: 27.1 miles
London: 48.9 miles