



47, Hitchin Road

Upper Caldecote,  
Bedfordshire, SG18 9BU  
£875,000

country  
properties

Situated in the popular village of Upper Caldecote this 4/5 bedroom detached home offers spacious and versatile living space, perfect for a growing family. The property boasts a private rear garden with views over paddock to the rear. Occupying a peaceful village location yet still a short drive to the popular market town of Biggleswade with mainline station providing direct links into London.

- EPC 'A' rated with air source heat pump and solar panels
- Separate dining room/family room
- Four double bedrooms plus bedroom 5/dressing room
- Double garage and driveway parking for several cars
- Stylish kitchen with peninsula island & separate utility room
- Living room with working fireplace and bi-folding doors opening onto the rear garden
- Uninterrupted views over paddock land and stables to the rear
- Countryside walks on your doorstep



## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor with under stairs storage cupboard. Radiator. Solid wood flooring. Doors into cloakroom, dining room, living room and kitchen/diner. Personal door into double garage.

### Cloakroom

Suite comprising low level flush wc and wash hand basin. Tiled flooring. Heated towel rail. Obscure double glazed window to front.

### Dining Room

13' 8" x 12' 0" (4.17m x 3.66m) Double glazed box bay window to front with fitted electric blinds. Radiator. Solid wood flooring. Door into utility room.

### Living Room

22' 4" x 15' 4" (6.81m x 4.67m) Double glazed bi-folding doors opening onto the rear garden with fitted electric daylight/blackout blinds. Radiator. Feature working fireplace with marble hearth. Wood panelling to dado height. Multi pane glazed double doors opening into:

### Kitchen/Diner

22' 6" x 16' 6" (6.86m x 5.03m) A comprehensive range of wall and base units with quartz worktop over. Inset 6-ring 'Rangemaster' cooker with quartz splashback and extractor hood over. Island peninsular with quartz worktop and inset sink with boiling water tap and a range of fitted cupboards under to include wine fridge, dishwasher and bench seating area. Integrated eye level microwave. Pantry cupboard. Radiator. Space for American style fridge/freezer. Solid wood flooring. Double glazed window to side. Bi-folding doors opening onto the rear garden with fitted electric daylight/blackout blinds.

### Utility Room

A range of wall and base units with rolled edge worksurfaces over. Inset stainless steel sink and drainer unit. Integrated dishwasher and washing machine. Solid wood flooring. Door into dining room. Water purifier system. Double glazed door to side access.

## FIRST FLOOR

### Landing

Access to loft space with ladder and light. Airing cupboard housing two hot water cylinders. Radiator. Doors into all rooms.



### Bedroom 1

17' 9" (Max) x 16' 10" (Max) (5.41m x 5.13m) Dual aspect room with double glazed windows to side and rear with fitted electric roman blinds. Radiator. A range of fitted wardrobes and drawer units. Storage cupboard. Door into bedroom 5/dressing room. Door into:

### En-Suite Shower Room

Suite comprising walk-in double shower enclosure with rainfall shower and hand held shower attachment, vanity sink unit and low level wc. Marble tiled walls and flooring with underfloor heating. Heated towel rail. Obscure double glazed window to side.

### Bedroom 2

17' 9" (Max) x 14' 8" (into bay) (5.41m x 4.47m) Double glazed box bay window and further window to front. Radiator.

### Bedroom 3

17' 0" x 10' 2" (min) (5.18m x 3.10m) Double glazed window to front. A range of fitted wardrobes with sliding doors. Shower area with corner shower cubicle and wash hand basin with tiled flooring.

### Bedroom 4

16' 4" x 11' 6" (4.98m x 3.51m) Double glazed window to rear. Fitted wardrobes. Radiator.



### Bedroom 5/Dressing Room

11' 5" x 10' 8" (3.48m x 3.25m) Currently used as a dressing room with a range of open wardrobes and shelving providing storage. Radiator. Double glazed window to rear. Door into bedroom 1.

### Family Bathroom

Four piece suite comprising double ended bath with mixer/shower attachment, separate shower cubicle, low level wc and wash hand basin with vanity unit under. Fully tiled walls and ceramic tiled floor with underfloor heating. Heated towel rail. Obscure double glazed window to side.

### OUTSIDE

#### Front Garden

Laid mainly to lawn with mature trees and shrubs. Shingle driveway providing off road parking for several cars. External lights. Gated access to the rear.

#### Rear Garden

Private garden laid mainly to lawn with patio area and mature trees and shrubs. Garden shed with power/light, to remain. Views over open fields to the rear. Gated access to the front.

### Double Garage

Electric doors. Power and light connected. Water filtration system. Personal door into entrance hall.

#### AGENT NOTE:

There is an air source heat pump and solar panels fitted at the property.

The vendors inform us the solar panels generate a bill reduction SEG payment for selling back to the grid, which equates to £1,280.00 between October to February. There is a RHI grant which is transferable to a new owner, the grant generates a payment of £469.20 per quarter and is paid in June, September and December, and runs until 18th March 2029.

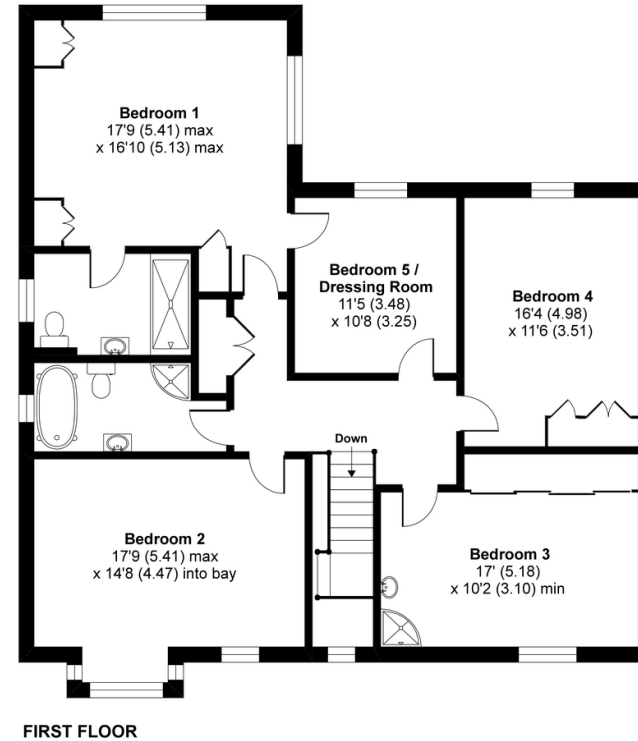
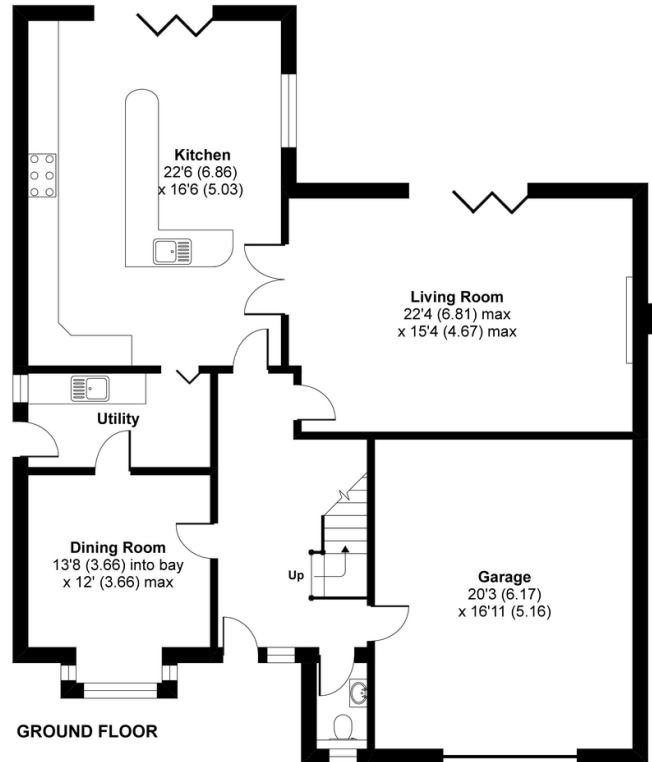
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



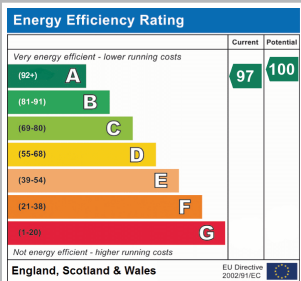


Approximate Area = 2903 sq ft / 269.6 sq m (includes garage)

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nchecon 2021. Produced for Country Properties. REF: 681752



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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