



Greenfield Way

Dunton, Biggleswade,
Bedfordshire, SG18 8RX
Freehold £475,000

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This delightfully presented family sized semi-detached property has been thoughtfully extended and upgraded by the current owners. All improvements will suit the modern-day family with separate reception rooms including a designated study, flowing open plan dining area into a fully fitted modern kitchen breakfast room 20' x 15' approx. This adds to the already spacious ground floor accommodation which includes an orangery and cloakroom. The first floor offers master bedroom with dressing area and en-suite, two double bedrooms, a further single bedroom and is completed by the family bathroom. Externally is a rear garden with patio and lawned areas and side access to the front providing off road parking for several cars.

The property is situated in a cul-de-sac on the outskirts of Dunton with its ever popular Dunton V.C Lower School and Village Hall with mother & toddler group, recreation ground & pavilion with a floodlit playing field and well-maintained children's play area and village gardens.

- EXTENDED SEMI-DETACHED HOUSE
- KITCHEN/BREAKFAST ROOM
- DOWNSTAIRS CLOAKROOM
- THREE FURTHER BEDROOMS
- OFF ROAD PARKING
- SEPARATE RECEPTION ROOMS
- CONSERVATORY
- MASTER WITH EN-SUITE AND DRESSING AREA
- FAMILY BATHROOM
- Council Tax band C / EPC rating E



Accommodation

Entrance Hall

Window to front aspect, Karndean flooring, radiator, sunken ceiling spots, stairs rising to first floor. Doors to:

Study

11' 1" x 7' 1" (3.38m x 2.16m) Window to front aspect, laminate flooring, radiator.

Cloakroom

Vanity wash hand basin with mixer tap and double storage cupboard under, tiling to all splash back areas, Karndean flooring, sunken ceiling spots.

Lounge

12' 4" x 9' 8" (3.76m x 2.95m) plus bay. Bay window to front aspect, radiator, built in cupboards, feature fireplace with multi fuel burner, timber mantle, exposed brick surround and slate hearth. Bi fold doors to:

Dining Area

13' 5" x 8' 7" (4.09m x 2.62m) Karndean flooring, radiator, fitted cupboards and shelving in recesses, built in cupboard, sunken ceiling spots, access to orangery and:

Kitchen/Breakfast Room

20' 6" x 10' 9" (6.25m x 3.28m) 15' 1" x 6' 9" L shaped room with window to rear aspect. Radiator, Karndean flooring, a range of matching, fitted cream wall and base cupboards and drawers, integrated full height fridge and freezer, dishwasher, breakfast island with sockets. Space for tumble drier, washing machine and range cooker with extractor over. Complementing wood effect work surface over with 1 and 1/2 stainless steel sink top with flexi mixer tap and hot tap over. Tiling to all splash back areas. Sunken ceiling spots, Doors to side and rear.

Orangery

12' 9" x 8' 1" (3.89m x 2.46m) Window to side aspect, radiator, 2 Velux windows, Karndean flooring, sunken ceiling spots. Bi fold doors to garden.



First Floor

Landing

Hatch to boarded loft, doors to:

Bedroom One

14' 0" x 11' 2" (4.27m x 3.40m) Window to rear aspect, radiator, hatch to second loft void. Access to:

Dressing Area

8' 2" x 5' 8" (2.49m x 1.73m) Window to front aspect, range of fitted wardrobes, sunken ceiling spots. Door to:

En-Suite

8' 2" x 5' 8" (2.49m x 1.73m) Window to front aspect, radiator. Double shower cubicle with rainfall shower head and separate shower attachment. Low level WC, electric towel radiator, vanity wash hand basin with mixer tap over and two drawers under, tiling to all splash back areas. Sunken ceiling spots, tiled floor and underfloor heating.

Bedroom Two

12' 7" x 12' 4" (3.84m x 3.76m) Two windows to rear aspect, radiator.



Bedroom Three

10' 9" x 9' 9" (3.28m x 2.97m) Window to front aspect, radiator.

Bedroom Four

8' 4" x 7' 9" (2.54m x 2.36m) Window to front aspect, radiator.

Bathroom

Window to rear aspect, panelled bath with mixer tap and shower attachment over, pedestal wash hand basin with mixer tap over, low level WC, tiling to all splash back areas. Sunken ceiling spots, tiled floor and underfloor heating.

Outside

Front

Open front garden with a 2,100 litre, metal LPG tank sunken under the area laid to lawn, tarmac driveway, providing off road parking for several cars leading to the front door and gated side access to the rear, slate border to the right side of the drive.

Rear

Enclosed by fence boundaries giving a secluded feel. Laid mainly to lawn with two separate patio areas and surrounded by stocked borders with a variety of fruit, plants and shrubs making for a great area for all to relax and enjoy the outdoors. Access to power, light, and water. There is also a timber shed with power and light (to remain) and a side alley with gated access to the front.

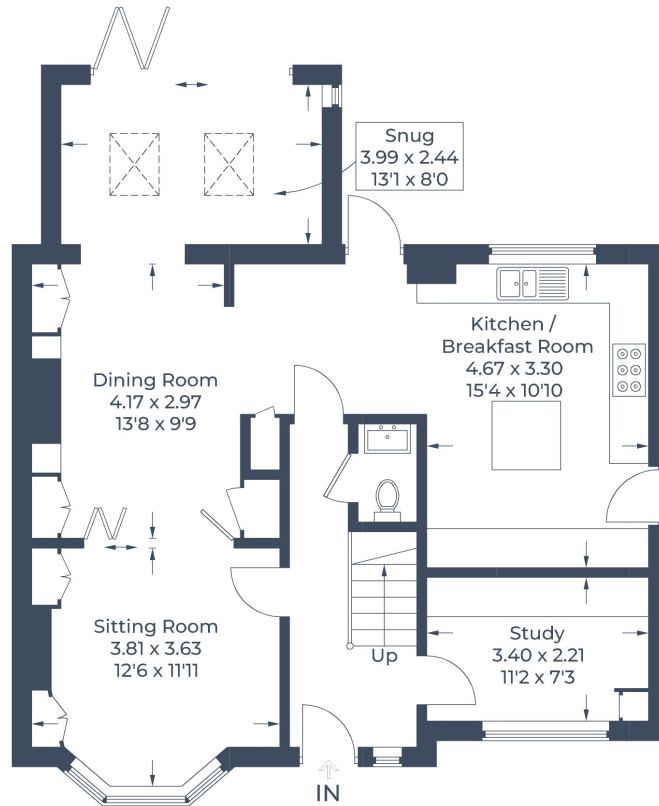
Agent's Notes

Approximately 3.6 miles from Biggleswade where there is a mainline train station with direct route to London King's Cross & St Pancras with travel times approximately 30/40 minute's each way and north to Peterborough, making it ideal for commuter's. There is also a retail park with outlets such as Marks and Spencer and Next, along with many choices of places to eat and drink in the town centre.

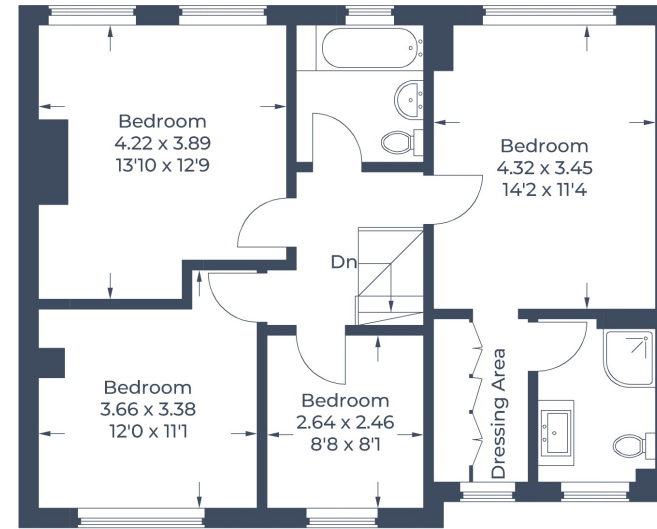




Approximate Gross Internal Area
 Ground Floor = 81.5 sq m / 877 sq ft
 First Floor = 68.5 sq m / 737 sq ft
 Total = 150 sq m / 1,614 sq ft



Ground Floor



First Floor

Illustration for identification purposes only,
 measurements are approximate, not to scale.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	52	61
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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