



# 17, Church Street

Dunton, Biggleswade,  
Bedfordshire, SG18 8RR  
Freehold £360,000

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We are delighted to present this immaculate end of terrace cottage, which is now available for sale and is situated down a no-through road in the popular village of Dunton. This property boasts charm and character throughout whilst retaining some of its original features.

The property comprises of two well-proportioned reception rooms, providing ample space for relaxing and socialising. The interior design seamlessly blends traditional and contemporary styles, with a feature fireplace adding a touch of warmth and sophistication. The kitchen is well-equipped with a vaulted ceiling, offering a welcoming environment for cooking and dining. The property offers two generous bedrooms, each exuding comfort and tranquillity. The modern layout ensures each room is filled with natural light, creating a bright and inviting atmosphere. There is a ground floor bathroom which is well-appointed with stylish fixtures and fittings, providing a relaxing space to unwind.

Outside, the property benefits from a charming garden, perfect for outdoor dining or enjoying sunny afternoons. Additionally, the off-street parking provides convenience for the residents.

The location of the property is a significant advantage. It is conveniently situated near a range of public transport links, ensuring easy commuting. Moreover, it is well-placed for families with school-aged children, as there are several schools in the vicinity. Furthermore, it is surrounded by various parks and walking routes, offering plenty of opportunities for outdoor activities.

- Popular village location
- Charming end of terrace character cottage
- 2 double bedrooms
- Modern kitchen/diner with vaulted ceiling
- Family room/study
- Lounge with multi fuel burner
- Modern Victorian style family bathroom
- Private fully enclosed rear garden
- Driveway providing off road parking for 2/3 cars
- Viewing highly recommended
- Council Tax band B / EPC rating TBC

## Accommodation

### Entrance

Double glazed frosted composite door to front aspect.

### Kitchen/Diner

17' 2" narrowing to 12' 9" x 16' 10" (5.23m x 5.13m)  
Double aspect room with vaulted ceiling. Modern country style kitchen fitted with eye and base level units with roll top work surfaces over. Plumbing and space for a washing machine and dishwasher. Space for fridge/freezer. Ceramic tiled flooring. French doors to garden. Sash style windows to side and rear aspects. Exposed wooden beams. Velux window. Single glazed original window to family room/snug.





## Family Bathroom

12' 1" x 5' 11" (3.68m x 1.80m) Re-fitted modern Victorian style white 3 piece suite comprising of wooden panelled bath with electric shower over and ceramic tiled splash back wall. Low level WC. Wash hand basin. Victorian style radiator. Ceramic tiled flooring. Steps to bath area. Wooden panelled walls. Extractor fan. Glazed obscure window to rear aspect. Velux window.

## Family Room/Study

14' 3" x 9' 0" (4.34m x 2.74m) Glazed sash style window to side aspect. Wooden panelled ceiling. Built-in storage cupboard. Door to:-

## Lounge

12' 8" x 12' 1" (3.86m x 3.68m) Sash style window to front aspect. Original door to front aspect. Open fireplace with ceramic tiled base. Wooden panelled ceiling. Original built-in drawers. Door to stairs rising to first floor accommodation.

## First Floor

### Landing

Original loft hatch.

### Bedroom One

13' 5" x 13' 7" (4.09m x 4.14m) Glazed sash style window to front aspect. Loft hatch, partly boarded and insulated. Two built-in wardrobes.

## Bedroom Two

14' 5" x 9' 1" (4.39m x 2.77m) Glazed sash style window to side aspect. Built-in double wardrobe. Double opening doors to airing cupboard with tank, shelving and heating control. Wooden panelled ceiling.

## External

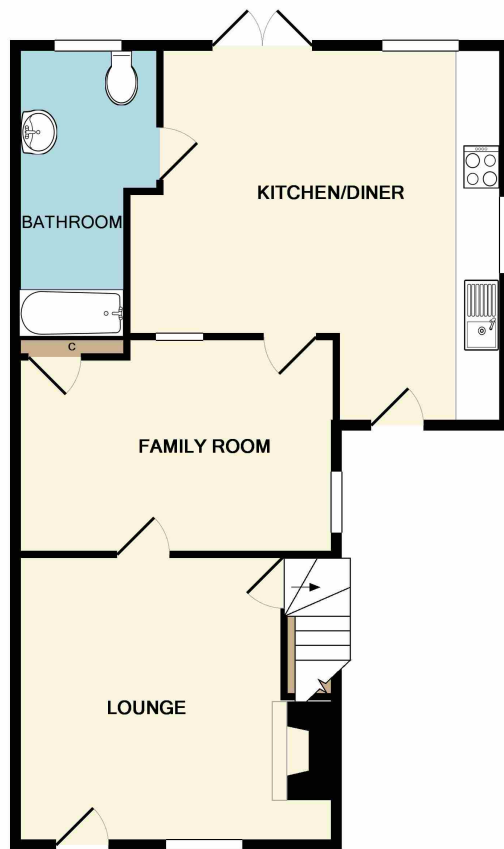
### Front

Block paved driveway providing off road parking for 2/3 cars and steps up to a pathway leading to front entrance. Storm porch over front entrance. Brick wall and wooden fence surrounding. Rear access through wooden gate.

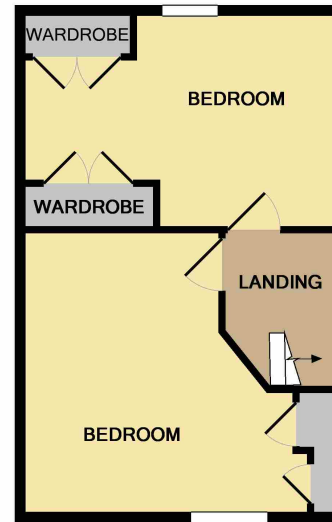
### Rear Garden

Fully enclosed private garden. Mainly laid with artificial grass. Concrete patio area. 2 double sockets. Lighting. Oil tank. Wooden fence surrounding with front access to parking through wooden gate. Timber fully insulated workshop with power and light and with three windows to side measuring 13'8" x 9'5" .





GROUND FLOOR  
APPROX. FLOOR  
AREA 654 SQ.FT.  
(60.8 SQ.M.)



1ST FLOOR  
APPROX. FLOOR  
AREA 332 SQ.FT.  
(30.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 987 SQ.FT. (91.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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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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