



7, Sunflower Croft

Upper Caldecote,
Bedfordshire, SG18 9FY

Offers in Excess of: £450,000

**COUNTRY PROPERTIES**
PART OF **HUNTERS**

This impressive detached home has been redecorated throughout with many improvements to include wood panelling, fitted shutters and landscaped westerly facing garden - Offered in fantastic condition - Just move in!

- Stylish kitchen with fully integrated appliances
- Master bedroom with en-suite shower room
- South westerly aspect rear garden with large paved patio area
- Countryside walks on your doorstep
- Just a short commute to nearby Biggleswade with mainline station into London
- NHBC builders guarantee remaining

GROUND FLOOR

Entrance Hall

Wood panelling to dado height. Stairs rising to first floor accommodation with under stairs storage cupboard. Wood effect Karndean flooring. Radiator. Doors into living room, cloakroom and kitchen/diner.

Cloakroom

Suite comprising low level flush wc and pedestal mounted wash hand basin with splashback. Wood effect Karndean flooring. Extractor. Obscure double glazed window to front.

Living Room

18' 1" x 12' 6" (5.51m x 3.81m) Dual aspect room with double glazed window to front with fitted shutters and walk in double glazed bay window to side with fitted shutters. Two radiators. Full height wood panelling.

Kitchen/Dining Room

18' 1" x 10' 6" (5.51m x 3.20m) A range of wall and base units with rolled edge worksurfaces and upstands with concealed lighting. Inset stainless steel one & half bowl sink and drainer unit with swan neck mixer tap over. Fitted electric oven and gas hob with glass splashback. Integrated fridge and freezer. Integrated dishwasher and washing machine. Wall mounted gas boiler enclosed in cupboard. Wood effect Karndean flooring. Dual aspect room with double glazed window to front with fitted shutters and double glazed window and french doors opening onto the rear garden.

FIRST FLOOR

Landing

Access to loft space. Airing cupboard housing hot water cylinder with shelving. Doors into all rooms.



Bedroom 1

12' 8" x 10' 6" (3.86m x 3.20m) Double glazed window to side with fitted shutters. Radiator. Door into:

En-Suite Shower Room

Three piece suite comprising double shower cubicle, low level flush wc and wash hand basin. Partially tiled walls. Karndean flooring. Extractor. Chrome heated towel rail. Obscure double glazed window to front.

Bedroom 2

14' 0" x 10' 2" (4.27m x 3.10m) Double glazed window to rear. Feature wood panelling. Radiator.

Bedroom 3

14' 0" x 7' 7" (4.27m x 2.31m) Double glazed window to front with fitted shutters. Radiator. Feature wood panelling.

Bathroom

Three piece suite comprising panel enclosed bath, low level flush wc and wash hand basin. Partially tiled walls. Chrome heated towel rail. Extractor. Karndean flooring. Obscure double glazed window to front.

OUTSIDE

Front Garden

Laid mainly to lawn with well stocked flower/shrub borders. Paved pathway to front door. Driveway providing off road parking for one car and access to garage.

Rear Garden

Laid mainly to lawn with large paved patio area. Cold water tap. Gated access to side. Service light. Personal door to garage.

Garage

Up & over door with power/light. Personal door into rear garden.

AGENT NOTE:

The vendors inform us there is a maintenance charge of £456.36 per annum (paid monthly or annually), we advise any buyer to confirm this information with their legal representative prior to exchange of contracts.

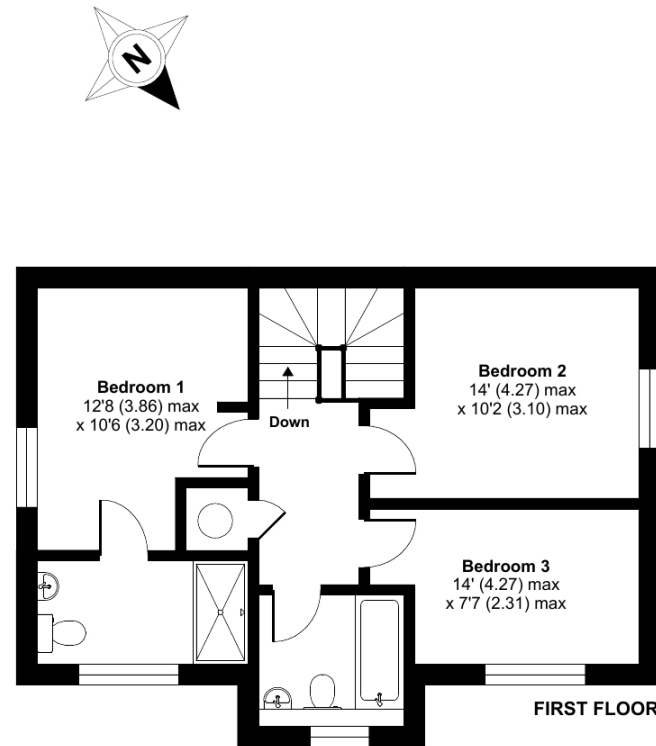
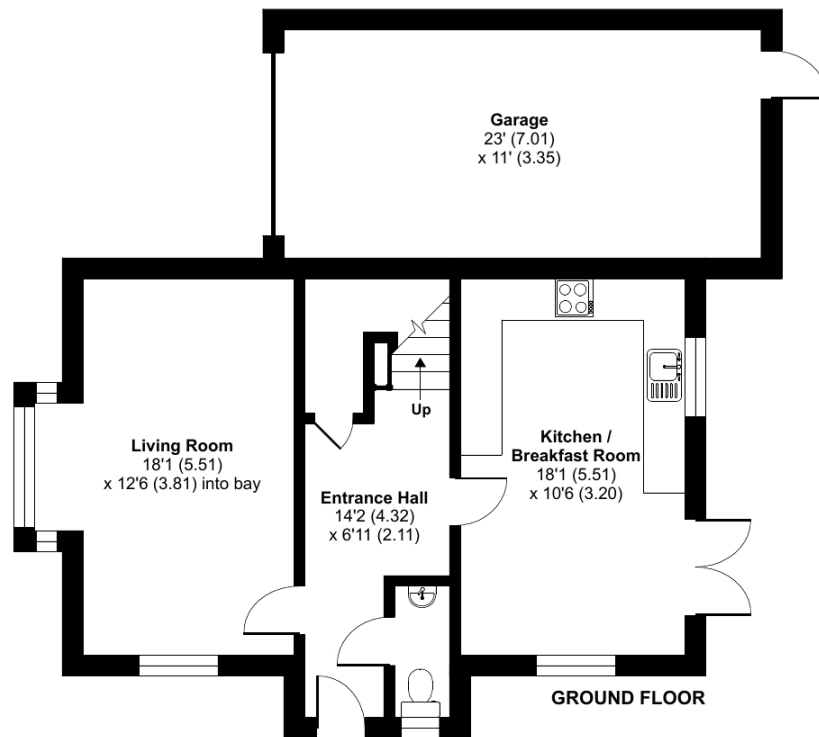
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



Approximate Area = 1383 sq ft / 128.5 sq m (includes garage)

For identification only - Not to scale

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
		EU Directive 2002/91/EC



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 858789

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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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