



18, Caldecote Road

Ickwell,
Bedfordshire, SG18 9EH

Offers in Excess of: £550,000

COUNTRY PROPERTIES
PART OF HUNTERS

This well presented three double bedroom detached home has been sympathetically extended to provide versatile and spacious family living...and WOW what a beautiful garden with open countryside views.

- Three reception rooms
- Spacious living and dining area with French doors opening onto the rear garden
- Ground and first floor bathrooms
- Garage and driveway provide off road parking for several cars
- Kitchen/breakfast room and separate utility
- Master bedroom with fitted wardrobe and en-suite shower room
- Sunny south facing garden with 15ft summer house and beautiful countryside views
- Set in the sought after idyllic village of Ickwell



GROUND FLOOR

Entrance Hall

Stairs rising to first floor accommodation. Harrogate Kingsley Victorian tiled flooring. Radiator. Doors into kitchen/breakfast room, study and living/dining room.

Living Room

17' 5" (Max) x 11' 6" (Min) (5.31m x 3.51m) Feature fireplace with inset wood burning stove and stone surround. Two radiators. Engineered oak flooring. Dado rail. Four wall lights. Open plan to:

Dining Room

16' 11" x 10' 8" (5.16m x 3.25m) Dual aspect room with roof lantern skylight, double glazed window to side and double glazed French doors opening onto the rear garden with picture windows to either side and folding shutters. Engineered oak flooring. Radiator. Door into:

Study/Reception 3

12' 6" (Max) x 11' 6" (Max) (3.81m x 3.51m) Oak flooring. Double glazed window to rear. Radiator.

Kitchen/Breakfast Room

17' 5" (Max) x 13' 0" (Max) (5.31m x 3.96m) A range of wall and base units with granite worksurfaces and upstands with complementary tiled splashbacks. Inset one & half bowl sink with drainer and swan neck mixer tap over. Space for electric cooker with extractor over. Space for fridge/freezer. Floor standing oil fired boiler. Karndean flooring. Radiator. Two double glazed windows to front with half height café shutters. Door into:

Utility Room

16' 11" x 6' 1" (5.16m x 1.85m) A range of wall and base units with rolled edge worksurfaces over. inset sink and drainer unit with swan neck mixer tap over. Space and plumbing for washing machine and tumble dryer. Karndean flooring. Pantry cupboard. Radiator. Double glazed window to front and door to side access. Door into:

Bathroom

Three piece suite comprising panel enclosed bath with mains shower and glass side screen, low level flush wc and pedestal mounted wash hand basin. Radiator. Tiled splashbacks. Extractor. Karndean flooring. Obscure double glazed



FIRST FLOOR

Landing

Airing cupboard housing hot water cylinder and shelving. Radiator. Doors to all rooms.

Bedroom 1

17' 5" (Max) x 9' 9" (5.31m x 2.97m) Dual aspect with double glazed windows to front and side. Radiator. Built-in double wardrobe. Door into:

En-Suite Shower Room

Suite comprising shower cubicle, low level flush wc and pedestal mounted wash hand basin. Radiator. Tiled splashbacks. Extractor. Wall light. Karndean flooring. Obscure double glazed window to front.

Bedroom 2

14' 9" (Max) x 10' 2" (Max) (4.50m x 3.10m) Two double glazed window to rear. Two radiators.

Bedroom 3

14' 6" x 9' 7" (Min) (4.42m x 2.92m) Dual aspect with double glazed windows to side and rear. Built-in double wardrobe. Radiator. Stripped wood flooring. Access to partially boarded loft space.



Bathroom

Suite comprising panel enclosed bath with mains shower and glass side screen, low level flush wc and pedestal mounted wash hand basin. Tiled splashbacks. Extractor fan. Radiator. Obscure double glazed window to side.

OUTSIDE

Front Garden

Laid mainly to lawn with well stocked flower/shrub borders and paved pathway to side. Service light. Driveway provides off road parking for several cars and access to garage. Outside light. Bespoke metal gate providing side access to the rear garden.

Rear Garden

Overlooking open countryside and laid mainly to lawn with paved patio area, mature trees and extensive well stocked flower/shrub borders. Garden pond with external double socket for pump. Stepping stone pathway leading to the timber summer house.

Timber Summer House

15' 7" x 8' 11" (4.75m x 2.72m) Dual aspect with two double glazed windows to either side. Power and light connected. Double doors to front. Views over open countryside to the rear.

Single Garage

Up & over door with power/light.

Agent Note:

There are solar panels installed at the property, the owner informs us these generate a useful income of approximately £800 - £1,000 annually. We advise any buyer to check this information with their legal representative prior to exchange of contracts.

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





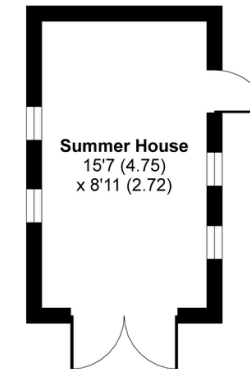
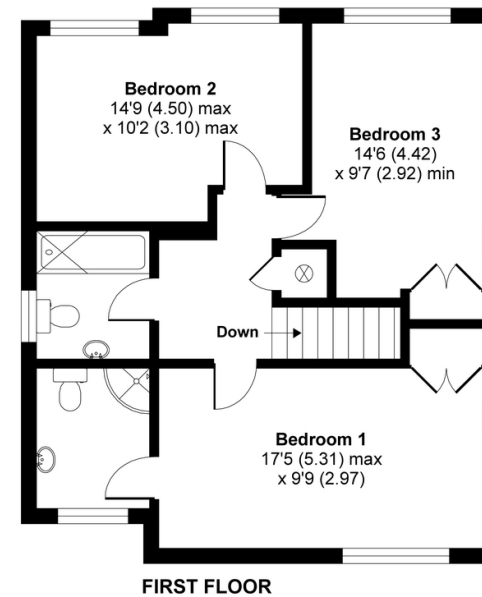
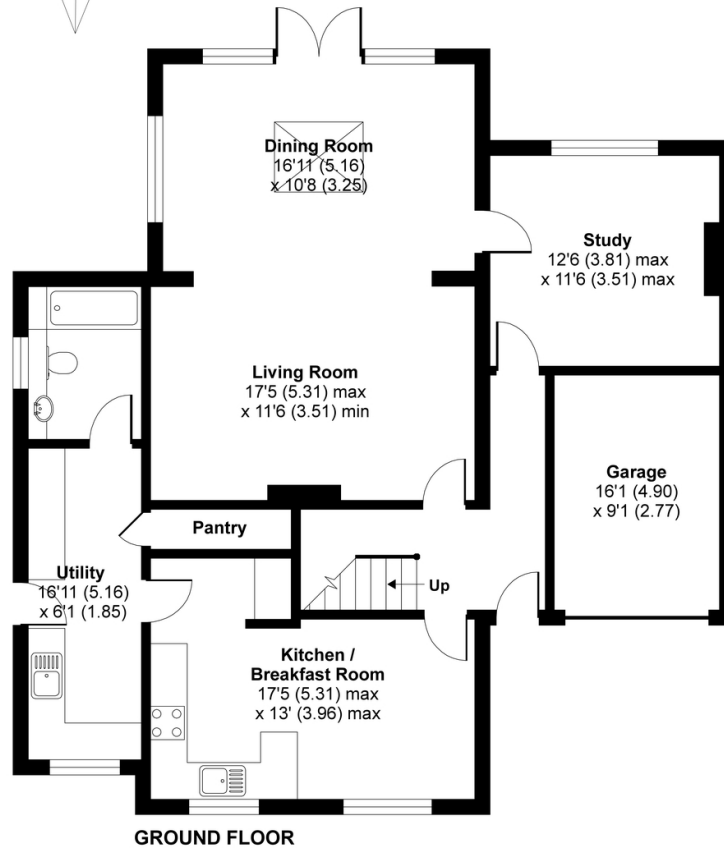


Approximate Area = 1882 sq ft / 174.8 sq m (includes garage)

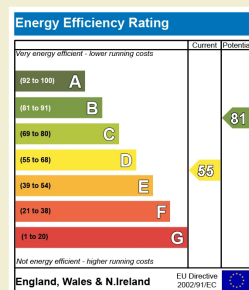
Summer House = 141 sq ft / 13 sq m

Total = 2023 sq ft / 187.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2021. Produced for Country Properties. REF: 739505



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

Country Properties | 46-48, High Street | SG17 5DG

T: 01462 811822 | E: shefford@country-properties.co.uk

www.country-properties.co.uk

