



## 2, Chapel Street

Dunton, Biggleswade,  
Bedfordshire, SG18 8RW

**Freehold - Offers in Excess of £475,000**

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This delightful family size end of terrace character cottage has been extended and upgraded by the current owners with all improvements suiting the modern-day family with its large open plan living area cleverly separated into versatile uses such as a playroom, lounge area and dining area. The 16' x 7' approx. re-fitted kitchen leads onto a separate utility and cloakroom further enhancing the accommodation with underfloor heating and a skylight allowing light to flood in. The first floor offers three double bedrooms, a further single bedroom and is completed by an updated family bathroom. Externally is a south facing rear garden with garden room & store and the front provides off road parking for 2 cars.

- End of terraced family size cottage with character features
- Modern fitted kitchen & utility with underfloor heating
- Downstairs WC
- Off road parking
- Four bedrooms
- Open living area offering a light and airy space
- Rear garden with garden room & store
- Council Tax band C / EPC rating TBC



## Accommodation

### Entrance Porch

Dual aspect windows to side aspect, tiled flooring, ceiling spotlights, glazed door leading to:-

### Lounge

20' 6" x 10' 9" max (6.25m x 3.28m)  
Two windows to the front aspect, open fireplace with tiled hearth and timber mantle, built in cupboards and shelving, floor to ceiling decorative timber beams, access to:-

### Dining Room

13' 0" narrowing to 10' 3" x 7' 7" (3.96m x 3.12m)  
Stairs rising to the first floor, fitted storage bench, radiator, laminate flooring, step to:-

### Kitchen

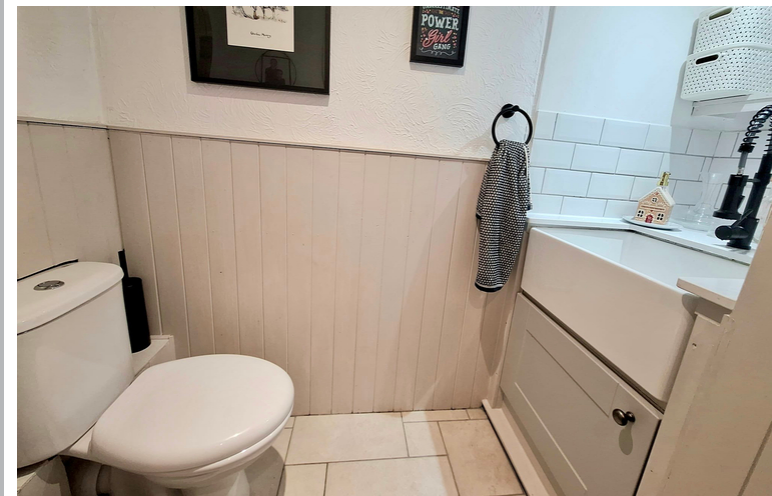
16' 2" x 7' 4" (4.93m x 2.24m)  
Range of matching grey wall mounted and base level units with quartz work surface over and inset butler sink with boiling mixer tap over, integral dishwasher, integral fridge, space for a range style cooker, underfloor heating, skylight, tiled flooring, two windows to the rear aspect, French doors onto garden, access to:-

### Utility Area

6' 2" x 4' 7" (1.88m x 1.40m)  
Underfloor heating, space for a washing machine and tumble dryer, space for fridge/freezer, door to:-

### Cloakroom

Butler sink with flexible shower tap over and storage below, tiled splash back, WC, underfloor heating, tiled flooring, spotlights.





## First Floor

### Landing

Hatch to boarded & insulated loft with ladder, two built in storage cupboards with shelving.

### Bedroom One

13' 2" x 10' 8" (4.01m x 3.25m)  
Window to the front aspect, radiator.

### Bedroom Two

14' 1" x 8' 1" (4.29m x 2.46m)  
Window to the rear aspect, radiator.

### Bedroom Three

10' 4" x 8' 10" (3.15m x 2.69m)  
Window to the front aspect, radiator, built in wardrobe with shelving and hanging rail.

### Bedroom Four

8' 3" x 7' 4" (2.51m x 2.24m)  
Window to the rear aspect, radiator.





## Bathroom

Wash hand basin with vanity unit below, WC, panelled bath with shower over, double glazed window to the rear aspect, radiator, airing cupboard housing electric boiler, immersion heater and shelving, vinyl flooring.

## External

### Front

Paved driveway with parking for 2 cars, gated access to the side leading to storage cupboard with power, lighting and personal door to side alley.

### Rear

South facing cottage garden with an abundance of mature plants, shrubs and trees. Large patio area with a pergola over leading to artificial lawn with garden room and store, outside tap and power sockets all enclosed by timber fencing.

### Garden Room & Store

Fully insulated with French doors onto the garden, power, lighting and storage area at side.

## Agent's Notes

### Rights & Restrictions

There is a right of way access for neighbours to access the rear of the property.









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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