



Plot 2 The Warren Hitchin Road, Upper Caldecote, Bedfordshire, , SG18 9BT  
Freehold







# Step Inside

## Hitchin Road

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Upon entry you are greeted by a breath-taking entrance hallway with a two-way designed oak staircase. The kitchen/ dining room spans just over 20ft, with centre island for additional storage, luxury Quartz worktops, American style fridge/ freezer as well as an integrated electric double oven, dishwasher and induction hob with downdraught extractor. Complete with bi-folding doors and a utility room adjacent ,this space is ideal for those who like to entertain.

The living room has been designed to feel spacious yet cosy, with deep pile carpet and underfloor heating throughout the ground floor controlled via the Heat miser Neo mobile app. For those who work from home, a generous third reception room provides an idyllic place to work, or perhaps a playroom, with natural light flowing in from the hallway and additional window overlooking open countryside. The property has been pre-wired for Wifi. A WC completes the downstairs.



# About Upper Caldecote

## Hitchin Road

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These stunning homes are located in the popular village of Upper Caldecote, an ideal location for those who want to sample village life yet still be within easy access to major trunk roads such as the A1 and A1(M).

Within the village you will find a post office, farm shop, garden centre, lower school, MOT Garage and plenty of countryside walks.

The neighboring town of Biggleswade provides further amenities such as supermarkets, doctors, hairdressers, restaurants and a main line train station with direct links to London Kings Cross, with a journey time of approximately 35 minutes.

The village is also served by bus routes to the private Harpur Trust schools in Bedford.





# Step Outside

## Hitchin Road

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Upstairs are five bedrooms, all with deep pile carpet and radiator heating with temperature controls for each room. The master suite benefits from a large marble tiled ensuite and separate walk-in wardrobe/dressing area and a beautiful view to the fields beyond.

Bedrooms two, three and four are all large doubles with bedroom five being a good sized single. Bedroom two also has an ensuite with marble tiling and a corner shower. All bathrooms have marble tiled flooring, wall hung vanity units and taps, the family bathroom comes complete with a, now rarely seen, free standing bath.

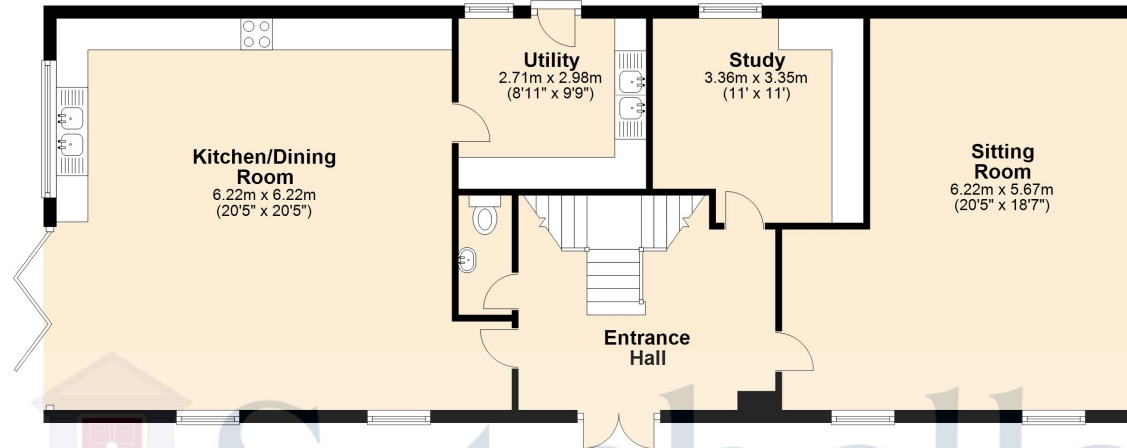
Each property has been built with energy efficiency in mind and all are pre-wired for an electric car charging point and cabled to Virgin Gigabit Broadband.

All plots come with three car parking spaces and views to the open fields beyond.

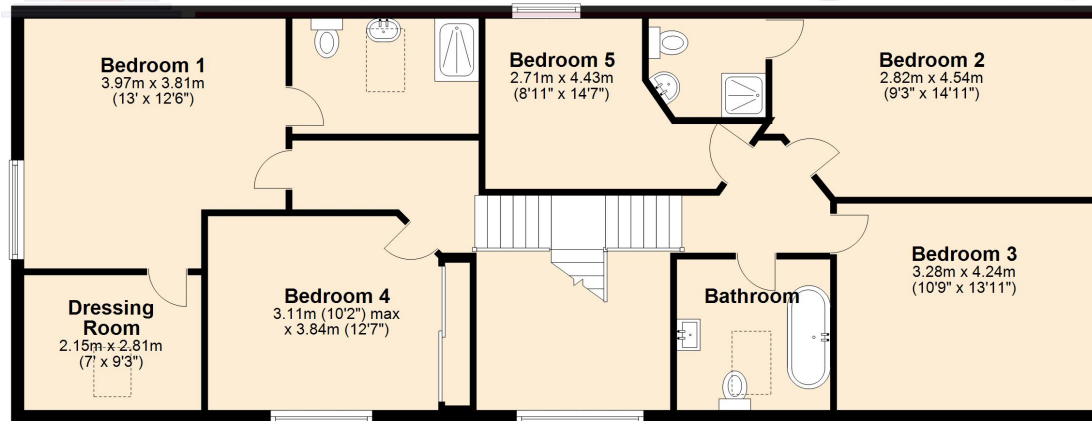
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### Ground Floor



### First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate. Plan produced using PlanUp.



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