



**Kennedy
& Foster**

5 Greenfield Way
Dunton
SG18 8RX

- SUBSTANTIAL 4 BEDROOM SEMI
- GREAT POTENTIAL
- ANNEXE POTENTIAL
- LARGE GARDEN

- PARKING TO FRONT
- CUL DE SAC LOCATION
- COUNCIL TAX BAND: C AND A

Guide Price - £400,000 - £425,000



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GREAT POTENTIAL FOR TWO FAMILIES / ANNEXE

This substantial 4 bedroom semi-detached property that has 2 entrances and great potential also has the benefit of a large gardens, spacious accommodation, and parking to the front. The property can be found in a small cul de sac in the popular village of Dunton. Contact Kennedy & Foster the sole agents to arrange your viewing.

FRONT DOOR INTO

ENTRANCE HALL

Stairs to first floor landing, uPVC double glazed window to front. Door to:

LOUNGE/DINING ROOM

23' 07" x 12' 05" narrowing to 8' 07" (7.19m x 3.78m)
Log burner, coving to ceiling, radiator, door to kitchen.
Opening to:

PLAY ROOM/ FAMILY ROOM

11' 11" x 8' 06" (3.63m x 2.59m) Tiled flooring, uPVC double glazed French door to rear garden, Velux windows, double radiator. Door to:

INNER HALL / UTILITY AREA / CLOAKROOM

Stainless steel single drainer sink unit, space for washing machine and tumble dryer, uPVC double glazed window to rear. Door to Reception room.

CLOAKROOM

Low level W.C, radiator, uPVC double glazed window to rear.

RECEPTION ROOM

17' 00" x 10' 08" (5.18m x 3.25m) Double radiator, uPVC double glazed window to side, uPVC double glazed French door to rear garden, second stair case to first floor landing . Door to:

ENTRANCE HALL/STUDY AREA

uPVC double glazed window to front and door to front aspect. Door to:

KITCHEN

11' 04" x 9' 10" (3.45m x 3m) Wall, base and drawer units with work surfaces over, space for fridge/freezer and dish washer, 1 1/2 bowl stainless steel sink unit with mixer tap, built in oven with extractor hood over.

FIRST FLOOR LANDING

uPVC double glazed window to front, airing cupboard, loft access with ladder, light and boarded. Doors to:

BATHROOM

Bath, pedestal basin, low level W.C, heated towel rail, uPVC double glazed frosted window.

BEDROOM

19' 04" x 10' 08" (5.89m x 3.25m) Storage, uPVC double glazed window to front, coving to ceiling, Eaves storage. Door to:

BEDROOM

12' 05" x 11' 01" (3.78m x 3.38m) Two uPVC double glazed windows to rear, radiator, coving to ceiling.

BEDROOM

10' 11" x 8' 06" (3.33m x 2.59m) uPVC double glazed window to rear, radiator, built in cupboard with hanging rail and storage.

LANDING

Airing cupboard, uPVC double glazed window to side, stairs to entrance hall. Door to:

SHOWER ROOM

Low level W.C, wash hand basin with cupboard under, uPVC double glazed window to rear, radiator, shower.

OUTSIDE

LARGE REAR GARDEN

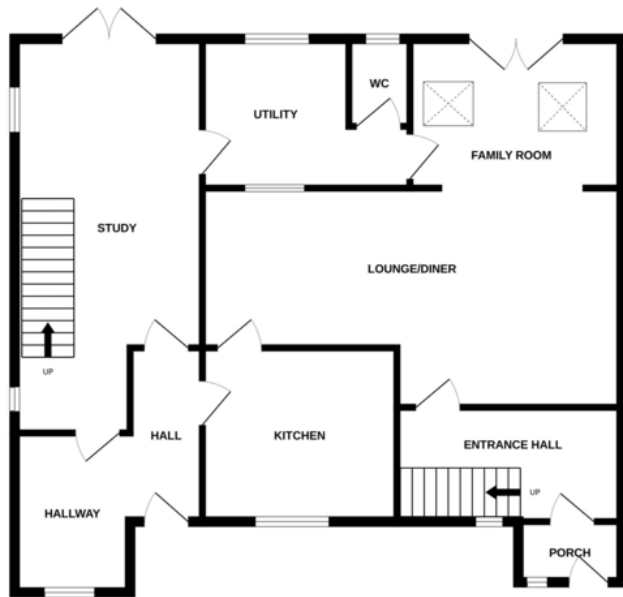
Block paved patio, mainly laid to lawn, log store, cabin, shrubs, outside tap.

FRONT GARDEN

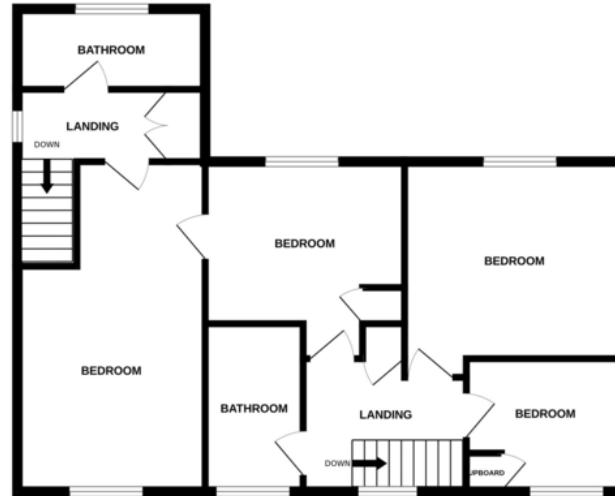
Parking to front, LPH tank, gated side access, two front doors to property.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	56	66
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

OFFICE
2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

T: 01767 601122
E: sales@kennedyfoster.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements