



48 High Street

Tadlow, SG8 0EX

£625,000

- Four reception rooms
- Four double bedrooms
- En-suite to the master
- Detached home office/gym

Kennedy
&co.



PARTICULARS

This immaculately presented 1819 sq/ft family home is set in a rural location within easy reach of Cambridge, Royston and Biggleswade set on a plot of approx. 0.2 acres situated towards the end of a no through road and backing onto open countryside.

Tadlow has a church, play park and tennis court along with lots of countryside walks.

Primary schooling is available close-by in the village of Orwell, with secondary education available at Bassingbourn Village College, both with good Ofsted ratings.

The property provides four double bedrooms, four reception rooms plus double garage, and outside gym/office. All of the windows and doors have recently been replaced with UPVC double glazing and the kitchen has also been recently refitted with a 'Masterclass' high quality replacement.

The gardens are particularly beautiful and landscaped providing a more formal shaped garden and an informal natural garden. Both with flowering shrubs and planting.

A viewing is strongly recommended by booking through Kennedy & Co.

DOUBLE GLAZED FRONT DOOR

To entrance porch with double glazed window to the front.

ENTRANCE HALLWAY

Good sized hallway. Amtico flooring. Radiator. Stairs rising to the first floor. Under stairs cupboard.

STUDY/OFFICE

8' 6" x 7' 1" (2.59m x 2.16m) Double glazed window to the side. Amtico flooring. Coving to the ceiling. Radiator.

CLOAKROOM

Double glazed window to the side. Amtico flooring. Radiator. Coving to the ceiling. Wash hand basin with tiled surround. Low flush W.C.

LOUNGE

16' 2" x 12' 2" (4.93m x 3.71m) Double glazed window to the front. Open fireplace. Granite hearth and marble surround. Amtico flooring. Two radiators. Coving to the ceiling. Arch through to:

DINING AREA

15' 4" x 11' 10" (4.67m x 3.61m) Two radiators. Amtico flooring. Coving to the ceiling. Double glazed doors to:

CONSERVATORY

17' 6" x 11' 10" (5.33m x 3.61m) UPVC construction of double glazed windows and doors to the rear garden. Wall lights. Underfloor heating.

KITCHEN

11' 9" x 11' 7" (3.58m x 3.53m) Recently refitted 'Masterclass' kitchen comprising fitted base and wall mounted units with Quartz covered work tops. Built in 'Neff' oven and induction hob with extractor over. Ceramic sink unit with one and half bowl with mixer tap and drainer. Built in 'Neff' dishwasher. Integral fridge/freezer. Double glazed window to the rear.

Moveable island/bar. Radiator. Quartz covering to the walls and Luvanto LVT flooring. Door to side porch and to:

UTILITY ROOM

8' 6" x 4' 10" (2.59m x 1.47m) Sink with mixer tap and cupboard under. Wall mounted units. Space and plumbing for washing machine and space for freezer. Oil fired boiler for heating and hot water. Double glazed window to the side.

SIDE PORCH

Double glazed windows to the side and rear. Double glazed door to the garden.

Stairs rising to the first floor. Double glazed window to the side. Hatch to the loft space. Airing cupboard. Radiator.

BEDROOM ONE

14' 1" x 12' 1" (4.29m x 3.68m) Double glazed window to the front. Built in wardrobe. Coving to the ceiling. Radiator. Door to:

ENSUITE

Double glazed window to the front. Low level W.C. Wash hand basin. Tiled shower cubicle with power shower. Amtico flooring. Wall lighting. Radiator.

BEDROOM TWO

15' 4" x 11' 10" (4.67m x 3.61m) Double glazed window to the rear. Built in wardrobe. Coving to the ceiling. Radiator.

BEDROOM THREE

11' 10" x 11' 8" (3.61m x 3.56m) Double glazed windows to the rear. Built in wardrobe. Coving to the ceiling. Radiator.

BATHROOM

Frosted double glazed window to the side. Amtico flooring. Vanity unit housing the wash hand basin. Bath with mixer tap/shower attachment. Low level W.C. Tiling to the walls. Radiator.

BEDROOM FOUR

18' x 10' 8" (5.49m x 3.25m) Max. Step down. Double glazed windows to the side and rear. Two x radiators.

OUTSIDE

PURPOSE BUILT OFFICE/GYM

17' 4" x 7' (5.28m x 2.13m) A useful detached outbuilding with double glazed windows and doors. Power and underfloor heating.

GARAGE

Double garage with electric powered Securoglide roller shutters. Power and lighting. Double glazed door to the rear and double glazed window to the side.

REAR GARDEN

A large formal, landscaped garden including shaped and walled lawns, trees and flowering shrubbery. Patio area. Seating areas. Water tap. Archway through to a more natural garden with trees and shrubbery. Fenced and side gate.

FRONT GARDEN





COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

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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