



**Kennedy  
& Foster**

11 Biggleswade Road

Dunton

SG18 8RL

**£600,000**

- BEAUTIFULLY APPOINTED
- HIGH SPECIFICATION
- 4 BEDROOM DETACHED
- LARGE REAR GARDEN
- OPEN PLAN KITCHEN/DINING/FAMILY ROOM
- UTILITY ROOM
- TWO EN SUITES AND FAMILY BATHROOM
- VILLAGE LOCATION CLOSE BY TO BIGGLESWADE



**A BEAUTIFULLY APPOINTED 4 BEDROOM DETACHED PROPERTY YOU WILL BE PROUD TO OWN**

Situated in the village of Dunton just approx. 3 miles from Biggleswade train station, this stunning high specification non-estate detached residence must be viewed to fully appreciate what this home has to offer. The well planned accommodation, which is on three levels, comprises of: Spacious reception hallway, cloakroom, lounge, open plan kitchen, dining and family area with bi folding doors over looking the beautiful gardens, utility room, 3 double bedrooms, en suite and family bathroom to the first floor and the stunning master suite with bedroom, dressing room and shower room to the second floor. To further compliment this property is a large rear garden, outside fully functional office, ample block paved parking to the front.

**COMPOSITE FRONT DOOR LEADING INTO**

#### **ENTRANCE HALL**

Porcelain tiled flooring with underfloor heating, stairs to first floor and under stairs cupboard. Doors to:

#### **CLOAKROOM**

White two piece suite, low level W.C, vanity basin with cupboard under, extractor fan, porcelain tiled flooring with underfloor heating.

#### **LOUNGE**

15' 08 into bay" x 10' 07" (4.78m x 3.23m) uPVC double glazed bay window to front, underfloor heating, radiator.

#### **OPENPLAN KITCHEN/DINING/FAMILY ROOM**

21' 08" x 17' 08" (6.6m x 5.38m) A beautifully designed kitchen and living space.

#### **KITCHEN AREA**

Wall, base and drawer units with Silestone work surfaces over, soft closing doors, Island with drawers under and breakfast bar. Integrated dishwasher, washing machine, fridge/freezer, built in electric oven, induction hob, extractor over, 1 1/2 bowl sink with boiling tap and mixer tap, under cupboard lighting, storage cupboard, tiled flooring, under floor heating, inset lighting, Atrium style light, uPVC double window to rear, bi folding doors to rear garden.

#### **UTILITY ROOM**

7' 03" x 5' 03" (2.21m x 1.6m) Wall and base units with Silestone work surface's and soft close doors, space for washing machine, stainless steel sink unit with mixer tap, door to side, tiled flooring, underfloor heating.

### FIRST FLOOR LANDING

Airing cupboard, stairs leading to second floor landing, double glazed window to side on half landing. Doors to:

### BEDROOM 2

13' 01" x 9' 04" (3.99m x 2.84m) uPVC double glazed window to front, radiator, built in double wardrobe, with mirrored sliding doors. Door to:

### ENSUITE

Fully tiled shower cubicle with rain water shower over and hand shower attachment, low level W.C, vanity basin and cupboard under, heated towel rail, Velux window.

### BEDROOM THREE

12' 08" x 8' 05" (3.86m x 2.57m) uPVC double glazed window to rear, built in triple wardrobes with mirrored sliding doors.

### BEDROOM FOUR

8' 11" x 7' 11" (2.72m x 2.41m) uPVC double glazed window to rear, radiator, built in triple wardrobes with mirrored sliding doors

### BATHROOM

White bath with mixer tap, rain water head shower and hand shower attachment, vanity basin with drawers under, tiled flooring, low level W.C, heated towel rail, uPVC double glazed frosted window to side

### SECOND FLOOR LANDING

uPVC double glazed window to side, built in storage cupboard. Door to:

### MASTER SUITE

### BEDROOM AREA

13' 10" x 12' 02" (4.22m x 3.71m) Shelved alcoves, two Velux windows, air conditioning unit, uPVC double glazed window to rear. Door to:

### DRESSING AREA

8' 08" x 6' 10" (2.64m x 2.08m) Triple wardrobe with sliding mirrored doors with drawers, shelving and hanging rail.

### ENSUITE

11' 00" x 9' 02" (3.35m x 2.79m) Fully tiled walk in double shower with rainwater shower head over, double wash hand basins with drawers under, low level W.C, uPVC double glazed frosted window to front, heated towel rail.

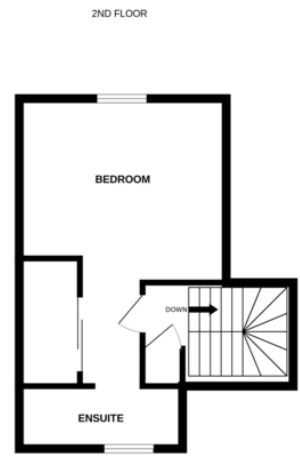
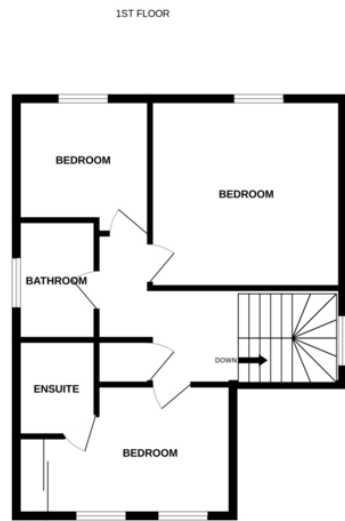
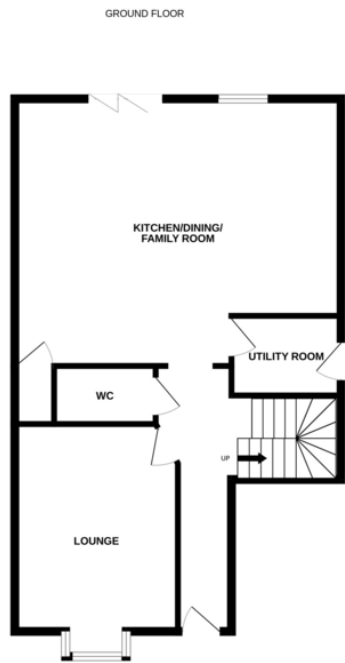
### FRONT ELEVATION

Block paved driveway for approx. 3/4 cars, gated access leading to:

### LARGE REAR GARDEN

Mainly laid to lawn, extensive sandstone patio, gated side access, pathway leading to garden shed housing oil storage tank.





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**

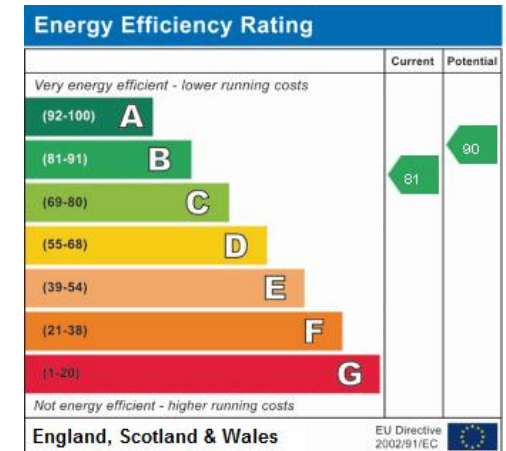
Tax band F

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council



**OFFICE**  
2 Market House  
Market Square  
Biggleswade  
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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