



Kennedy
&co.

High Street

Tadlow

SG8 0EX

O.I.E.O £575,000

- Detached bungalow
- Four bedrooms
- Open plan living
- Countryside views
- Kitchen & utility room
- Lounge & Study
- Ample off road parking
- Good size rear garden



A rarely available detached bungalow located down a no through road in the popular Hamlet of Tadlow. This bungalow has been extended and modernised in recent years to provide versatile living accommodation with stunning countryside views to the rear. This family home benefits from having open plan living accommodation, allowing the light to penetrate through and is quite impressive. The kitchen, dining area and lounge have full length bi-folding doors onto the garden with open fields to the rear. There is a separate good size utility room and a study, four good sized bedrooms and a separate room off the master that could be a nursery/dressing room or a en-suite. Tadlow is a small Hamlet in the parish of South Cambridgeshire and has excellent commuter links to Cambridge and towns providing all the amenities required. Primary schooling is available close-by in the

village of Orwell, with secondary education available at Bassingbourn Village College, both with good Ofsted ratings.

PARTICULARS

Large timber door with inset glazed panels to:

HALLWAY

Large mirror fronted sliding doors to a storage cupboard. Radiator. recessed spot lighting. Access to loft space. Amtico flooring.

SHOWER ROOM/CLOAKROOM

Vanity unit housing the wash hand basin. W.C. Shower cubicle. Fully tiled. Extractor.

OPEN PLAN LIVING ACCOMMODATION

31' x 18' 4" (9.45m x 5.59m) Modern fully fitted kitchen providing AEG hob within the large centre isle with granite worktops and stainless steel sink and mixer tap.

Large floor to ceiling units with AEG double oven and twin grill. Large, full height pantry cupboard. Space for fridge. Large full length Bi-folding doors to the garden with field views. Space for dining area.

Display to T.V with shelving. Radiator to the side. Electric fire. Large roof lantern providing even more light. Coving. Laminate flooring. Second radiator. Door to:

UTILITY ROOM

6' 6" x 7' 11" (1.98m x 2.41m) plus cupboards Stainless steel sink and drainer. Base units with work tops. Three large cupboards and space for washing machine, tumble dryer and freezer. Double glazed window to the rear. Cat flap. Radiator.

STUDY

10' 7" x 6' 9" (3.23m x 2.06m) Velox window. Radiator. Coving. Meter cupboard.

INNER HALLWAY

Access to loft. Airing cupboard housing the hot water tank and oil boiler. Doors to all bedrooms.

BEDROOM 1

18' x 10' 3" (5.49m x 3.12m) Double glazed patio doors onto the garden. Radiator. Ceiling glass lantern.

Coving. Spot lights. Large space for wardrobes. Door to:

DRESSING ROOM

6' 5" x 5' 1" (1.96m x 1.55m) Could easily be a nursery or en-suite. Double glazed window to the side. Radiator.

BATHROOM

Vanity unit housing the wash hand basin with cupboard under. Panelled bath with fitted shower and hand held shower over. Fully tiled. Double glazed window to the side. Radiator.

SEPARATE W.C

Wash hand basin. Half tiled. W.C. Radiator.

BEDROOM 2

12' 4" x 11' 10" (3.76m x 3.61m) Double glazed window

to the front. Radiator. Coving.

BEDROOM 3

10' 8" x 9' 6" (3.25m x 2.9m) Double glazed window to the front. Radiator. Coving.

BEDROOM 4

13' 4" x 8' 6" (4.06m x 2.59m) Double glazed window to the front. Radiator. Coving.

EXTERNALLY

To the rear: Good sized garden overlooking open countryside. Mainly laid to lawn with borders and shrubbery. Large patio area for family meals and entertaining. Outside lighting. Access to front with gate.

To the front: Laid to gravel providing parking for several vehicles.





Total area: approx. 144.3 sq. metres (1553.5 sq. feet)

Floor Plan measurements are approximate and are illustrative purposes only. While we do not doubt the floor plan accuracy, we make no guarantee, warranty or representation as to the accuracy and completeness of the floor plan.
Plan produced using PlanIt.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		

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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 are 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.