

FREEHOLD



Bungalow (EPC Rating: E)

**Edenbridge Caldecote Road, Ickwell,  
Biggleswade, Beds, SG18 9EH**

**Price Guide**

**£445,000**



First Step



# 3 Bedroom Bungalow located in Biggleswade

3 DOUBLE bedrooms... WET ROOM EN-SUITE... Driveway parking for at least 3 CARS... ENTERTAINING Kitchen/Diner... Large LOUNGE & CONSERVATORY... Low maintenance SOUTH FACING garden... Large OUTBUILDING...

## INTERNAL

### Entrance Hallway

Door from front aspect. Solid wood flooring, decorative radiator cover, full height door to shelved airing cupboard housing the water tank. Doors leading to:

### Kitchen/Diner

21'4" x 11'9"

Dual aspect window and door to side and window to rear aspect. A range of cream shaker style wall and base units with solid wood work surface and tiled splash back areas. Integrated dishwasher, washing machine, upright fridge freezer, oven, electric hob and extractor hood. Storage consist of cupboards, drawer packs, wine rack, pull out spice rack, pull out larder storage. Butler sink, decorative radiator cover, continuation of solid wood flooring.

### Living Room

18'7" x 14'1"

Dual aspect window to side and French doors to rear aspect/Conservatory. Continuation of solid wood flooring,

### Conservatory

11'7" x 10'6"

Brick based conservatory with glazed windows fitted with roller blinds and French doors leading to garden. Ceramic tiled flooring, ceiling fan.

### Cloakroom

Window to front aspect. White suite comprising: push button wc, pedestal glass bowl sink with circular chrome towel rail and tiled splash back. Tall shelved linen store cupboard, chrome heated towel rail. Continuation of solid wood flooring.

### Bedroom 1

11'0" x 8'9"

Window to side aspect. 2 sliding door storage cupboard fitted with shelves and rail. Carpet. Opening leading to:

### En-suite Wet Room Shower

Fully tiled wet room shower, fitted with ceiling mounted shower, corner chrome wash hand basin, chrome heated towel rail, wall light/shaver point.

### Bedroom 2

11'1" x 10'9"

Window to front aspect. Built-in 6 door wardrobe fitted with shelf, rail, storage baskets and separate 2 sliding door storage cupboard fitted with shelf and rails. Continuation of solid wood flooring.

### Bedroom 3

11'0" x 10'0"

Window to side aspect. Continuation of solid wood flooring.

### Bathroom

Window to side aspect. White suite comprising: fully tiled panelled oval bath with wall mounted shower and curved glass screen, push button wc, wash hand basin in 2 door vanity unit. Ceramic tiled flooring, chrome heated towel rail, wall light/shaver point.

## EXTERNAL

### Front Garden

Paved pathway to shallow step to covered storm porch area with external light. Established garden area with low level wall to front and side aspect. Access to driveway and gated access to rear garden garden.





#### Driveway

Block paved driveway with parking for 3 cars. Gated access to rear.

#### Rear & Side Garden

Fence and wall perimeter. L-shaped lock paved low maintenance garden with established flower beds and borders. External light, tap, power. Oil tank accessible but stored in secluded area.

#### Outbuilding

17'9" x 9'1"

Large outbuilding with dual aspect door and windows to front and aspect, insulated, fitted with light, power and shelving.

#### ADDITIONAL PROPERTY INFORMATION

Freehold

EPC: Rating E

Council Tax: Band E

Oil heating - no gas

Mains sewage, electric, water

Loft access: partially boarded, light, ladder

Traditional brick and block construction

#### Local Area

This delightful spacious bungalow is perfectly situated within walking distance of the local amenities, with the benefit of a bus stop very close by. The current owner has lived in the property for over 20 years and very much enjoyed being part of the friendly and welcoming community.

Ickwell is a small, rural idyllic village in the Central Bedfordshire district of the county of Bedfordshire, England about 6.5 miles south-east of the county town of Bedford. The 2011 census shows its population as 298. Ickwell is part of the civil parish of Northill.

Ickwell is a very picturesque village and has a central village green, also with its own Parish Church and village hall. There is a play area on Ickwell Green, with paths suitable for wheelchair users and it is surrounded by beautiful countryside with opportunities for walking. Ickwell also benefits from a thriving cricket club and local public house.

Within approx. 15 minute drive to Biggleswade Railway Station with fast trains into London Kings Cross & St





Pancras circa 40 mins, also with a good regular bus service to the Bedford main station or other smaller destinations.

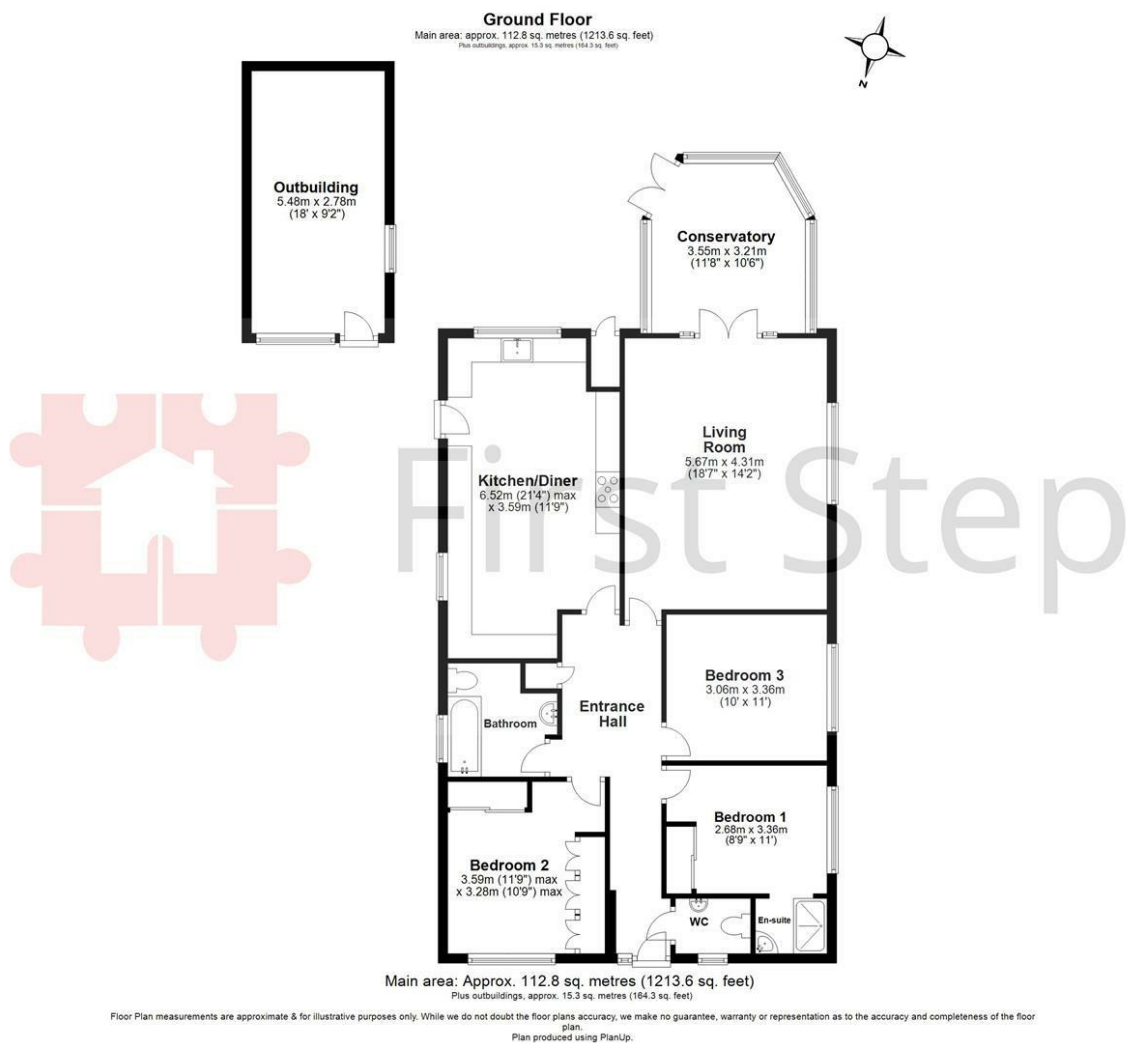
#### Agents Note

The apparatus, equipment, fittings and services for this property have not been tested by First Step, all interested parties will need to satisfy themselves as to the condition of any such items or services. All measurements are approximate and therefore may be subject to a small margin of error.





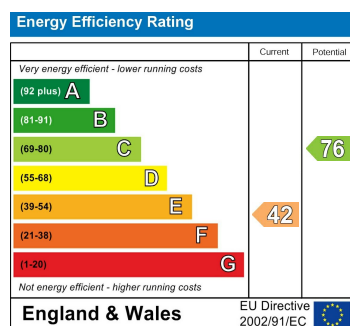




Council Tax Band

**E**

Energy Performance Graph



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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 are advised to recheck the measurements.



**First Step**