



# Dene Way

Upper Caldecote, Beds. SG18 9DL

CHRIS MACSWEENEY

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# Dene Way

Price - £518,500

A delightful, detached property situated in a small cul de sac location in the popular village of Upper Caldecote.

This extended family home boasts recent improvements including a fabulous refitted kitchen with Island, a replacement bathroom and refitted ensuite shower, a replacement heating system, solid oak flooring and solar panels.

The accommodation comprises of an entrance hall, lounge with bay window, a large dining room adjacent to a refitted kitchen, utility room and store, downstairs WC, four bedrooms with ensuite to master and a refitted family bathroom.

Outside offers an enclosed, west facing rear garden incorporating parking for two cars.

## ACCOMMODATION/MEASUREMENTS

### GROUND FLOOR

#### ENTRANCE HALL

LOUNGE 19'4 x 14'3 (5.89m x 4.34m)

DINING ROOM 16'9 x 11'0 (5.11m x 3.35m)

KITCHEN 16'9 x 11'10 (5.11m x 3.61m)

UTILITY ROOM/STORE 16'9 x 8'0 (5.11m x 3.61m)

### FIRST FLOOR

BEDROOM ONE 17'5 x 9'2 (5.31m x 2.79m)

BEDROOM TWO 12'8 x 11'1 (3.86m x 3.38m)

BEDROOM THREE 11'9 x 9'0 (3.86m x 3.38m)

BEDROOM FOUR 11'8 x 6'8 (3.56m x 2.03m)

BATHROOM 10'1 x 6'0 (3.07m x 1.83m)





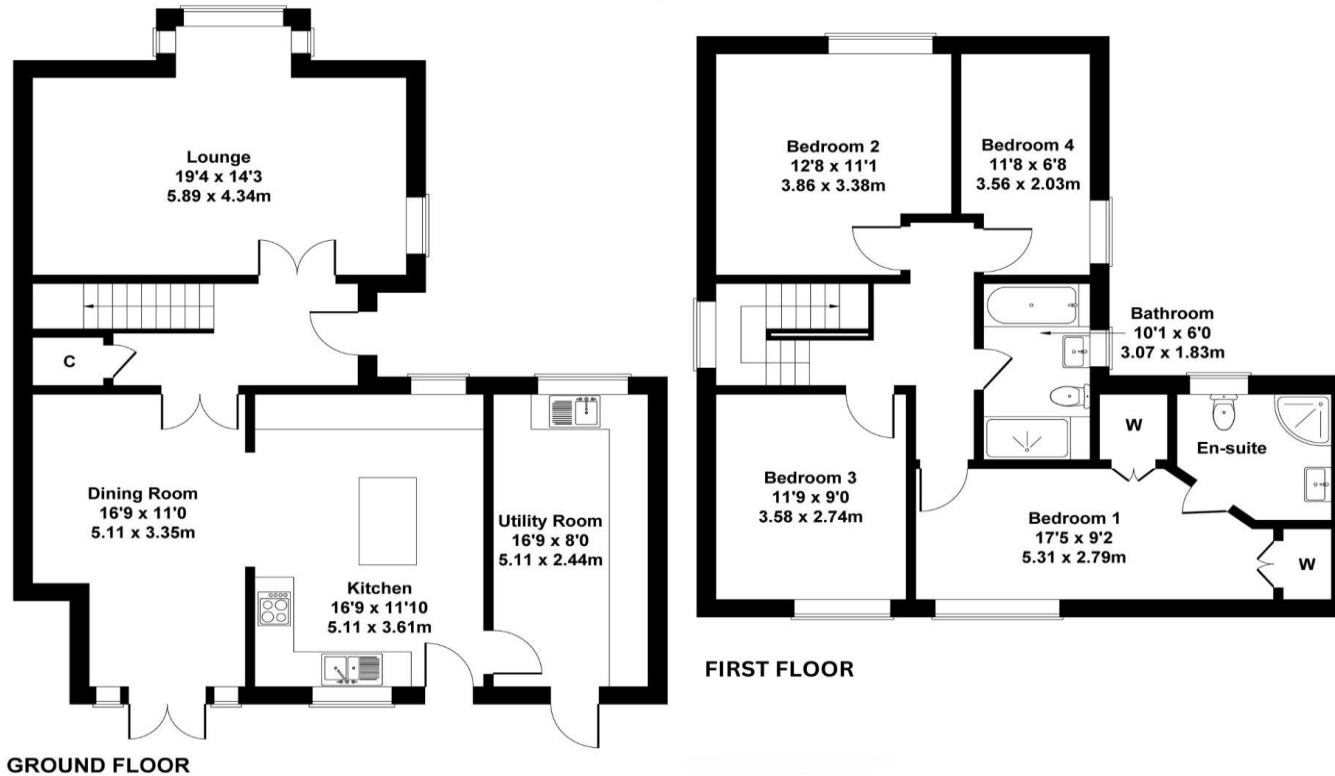
Call Chris MacSweeney to arrange a viewing on 07468 48 88 18



# FLOORPLAN

## Dene Way Upper Caldecote

Approximate Gross Internal Area  
1619 sq ft - 150 sq m



Not to Scale. Produced by The Plan Portal 2024  
For Illustrative Purposes Only.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	90 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.