

5 Horseshoe Close, Dunton, SG18 8RY





## Asking Price: £490,000 Freehold

### Horseshoe Close, Dunton, SG18 8RY

- Immaculately Presented Family Home
- Four Double Bedrooms
- Full Width Living Room
- Bi-Folding Doors To The Rear Garden
- Separate Dining Room
- Handy Downstairs Cloakroom
- Four Piece Family Bathroom
- Ample Driveway Parking & Garage
- Extremely Private Rear Garden
- Freehold

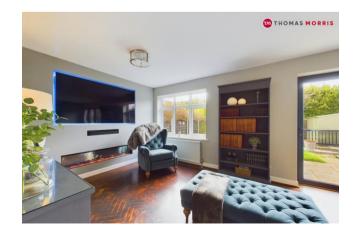
Welcome to this stunning four-bedroom family home situated in the highly sought after village of Dunton. This beautifully presented property is tucked away in a small cul-de-sac, offering peace and tranquillity while still being within walking distance to the local pub and schools.

The interior of the home boasts spacious and bright living areas, perfect for both everyday family life and entertaining guests, renovated tremendously by the current owner. The modern kitchen is equipped with high-end appliances and ample storage space, making it a chef's dream. The four bedrooms are generously sized and offer plenty of room for both relaxation and privacy.

Outside, the property features a well-maintained garden, ideal for enjoying alfresco dining or simply soaking up the sun as well as ample parking complete with Tesla EV Charger and en-bloc garage with additional space. The convenient location of the home provides easy access to the A1m, Biggleswade Mainline Train station, and Cambridge city centre, making commuting a breeze.

Don't miss your chance to make this exceptional property your new family home in Dunton. Book a viewing today and experience the charm and convenience of village living at its finest.

Local Authority - Central Beds Property Type - Freehold Council Tax Band - E EPC - TBC





# Accommodation

**Ground Floor** 

**Entrance Hall** 

Hallway

**Kitchen** 14'7" x 8'11" (4.45m x 2.72m).

**Dining Room** 16'3" x 8'3" (4.95m x 2.51m).

**Living Room** 10'7" x 21'4" (3.23m x 6.5m).

WC

Floor 1

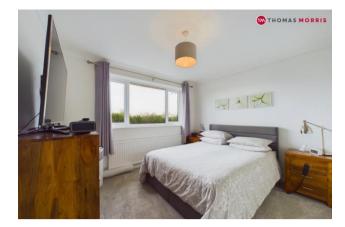
### Landing

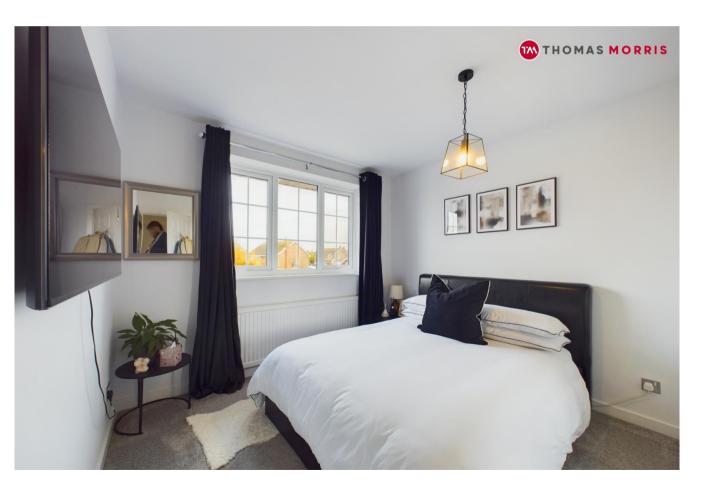
Bedroom 1 10'8" x 11'3" (3.25m x 3.43m).
Bedroom 2 10'4" x 10'7" (3.15m x 3.23m).
Bedroom 3 11'2" x 9'11" (3.4m x 3.02m).
Bedroom 4 7'10" x 11'11" (2.4m x 3.63m).
Outside

Ample Driveway Parking

**Rear Garden** 







To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.





We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

#### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

#### **Thomas Morris**

1 Market Square, Biggleswade, Bedfordshire, SG18 8AP T: 01767 310111 enquiries@tm-biggleswade.co.uk

Visit all our properties at thomasmorris.co.uk



