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Brick Kiln Barns  
Caddington | Bedfordshire  
£575,000

2 Brick Kiln Barns  
Chaul End Road  
Caddington  
Bedfordshire  
LU1 4AT

**A modern and spacious three bedroom family home situated within a private gated development and backing onto open countryside, located on the outskirts of the popular Bedfordshire village of Caddington.**

Nestled within the gated private development of Brick Kiln Barns, this modern three bedroom barn conversion offers a the perfect retreat for those looking for a scenic and tranquil environment backing onto Bedfordshire countryside. This delightful family home offers spacious living accommodation and benefits from a generous sized sitting/dining room and overlooks the private rear garden, a separate fitted kitchen/breakfast room, underfloor heating throughout the groundfloor, three generous sized double bedrooms including an en suite master bedroom. This exclusive gated development is situated on the outskirts of the Bedfordshire village of Caddington which offers a variety of local amenities such as local shops, Post Office, pub/restaurants, and good schooling nearby. The property is also offers excellent transport links to London with the M1 Junction 11 approximately 2.5 miles away, and an efficient rail service from either Luton Parkway or Harpenden to St. Pancras in under 30 minutes making it a convenient location to commute to the capital or explore the wider area.

Entering this delightful family home, a welcoming entrance hall connects to the spacious sitting/dining room via glass double doors. The sitting/dining room reaches over 18ft. in length and creates the ideal space to relax and unwind with loved ones, or hosting social gatherings with friends and family by opening onto the private rear garden to enjoy al-fresco dining. Adjacent to the sitting/dining room is a fitted kitchen/breakfast room. The kitchen itself is fitted with a range of base and wall mounted units, including an integrated dishwasher and fridge/freezer, and a fitted triple oven with an electric hob. A separate utility room is conveniently located just off the sitting room, providing space for white goods and access onto the rear garden. The groundfloor is complete with a downstairs cloakroom via the main entrance hall.

Stairs from the entrance hall rises to the first floor landing and leads to three double bedrooms and the family bathroom. The master bedroom is located to the rear of the first floor and takes advantage of an elevated view across the private rear garden and open countryside beyond. The master bedroom is fitted with a range of built in wardrobes, and also benefits from a fitted en suite shower room. The second bedroom is a spacious double bedroom benefiting from a built in wardrobe, whilst the third bedroom is also a generous sized double with built in wardrobes for added convenience. The family bathroom is fitted with floor to ceiling tiles, and comprises of a low level W.C, a wall mounted vanity wash hand basin with storage under, heated towel rail, and a 'P' shaped panelled bath with a shower attached above.

The exclusive and private development of Brick Kiln Barns is approached via electric gated access with a telecom entry system. To the front of the property, off road parking is provided for two/three vehicles with a single garage attached to one side, and additional parking spaces within the development for visitors. Double doors from the sitting/dining room opens on to a patio area that enjoys overlooking the private rear garden. The garden itself is mainly laid to lawn with a variety of mixed flower beds and mature hedging with fenced boundaries. Towards the rear of the garden is a raised decked area, perfect to relax and unwind within a tranquil environment surrounded by open Bedfordshire countryside.



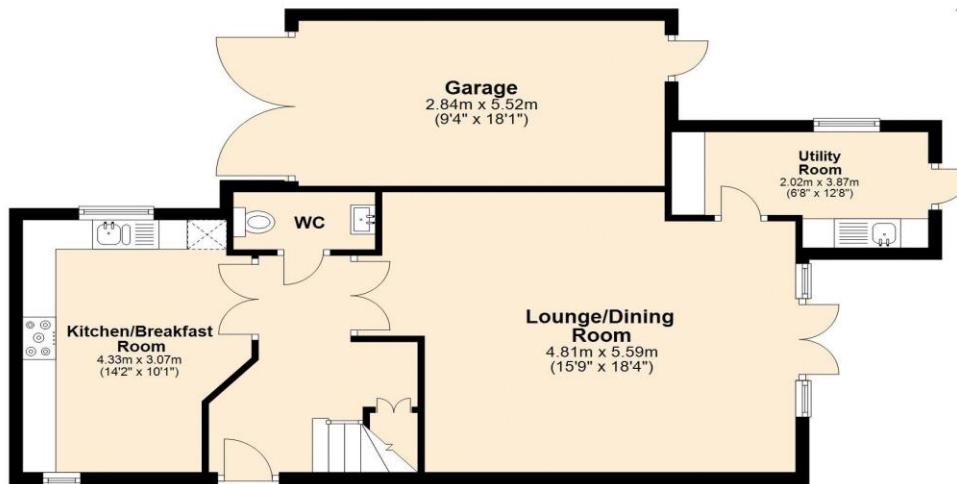
- Exclusive Private Gated Development
- Modern Three Bedroom Family Home
- Spacious Sitting/Dining Room & Underfloor Heating
- Separate Kitchen/Breakfast Room & Utility
- Master en Suite & Two Further Double Bedrooms
- Family Bathroom & Downstairs Cloakroom
- Private Rear Garden Backing onto Open Fields
- Off Road Parking, Single Garage & Visitor Parking
- Outskirts of Desirable Bedfordshire Village
- Excellent Transport Links to London Nearby

#### Additional Information

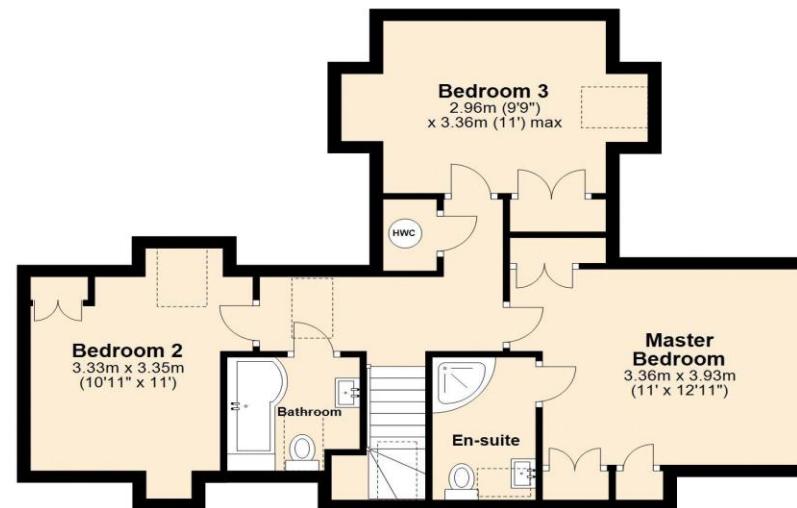
- Tenure: Freehold
- Oil Heating, Mains Water, Electricity
- EPC Rating Band C
- The Property is Council Tax Band E
- The Local Authority is Central Bedfordshire Council



**Ground Floor**  
Approx. 76.7 sq. metres (825.6 sq. feet)



**First Floor**  
Approx. 58.3 sq. metres (627.1 sq. feet)



Total area: approx. 135.0 sq. metres (1452.7 sq. feet)

Disclaimer - Floor plan is for marketing purposes only and is to be used as a guide.  
Plan produced using PlanUp.

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For clarification we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings, if there are important matters which are likely to affect your decision to buy, please contact us before viewing the property. F653

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