



5 Woodpecker Edge

Caddington, LU1 4FL

A stunning detached family residence, occupying the well regarded Caddington Woods Development, with views over neighbouring woodland. Presented to an excellent standard throughout with a comprehensive modern specification, this home will undoubtedly prove popular.

Guide price £775,000

5 Woodpecker Edge

Caddington, LU1 4FL



- Beautiful detached house with a stunning interior
- Large bay fronted master bedroom with en suite shower room
- The integral double garage has been converted to provide the home office, but there is still storage space
- Impressive bay fronted living room, family room and superb home office/treatment room
- Guest bedroom two with en suite shower room, 3 further bedrooms and family bathroom
- The village centre is a mere 5 minutes drive away, offering a selection of convenience stores and associated amenities
- Outstanding fitted kitchen/dining room with a generous selection of integrated appliances and plush Amtico floor covering. Adjoining utility room
- Off street parking on a private drive and up an over door to storage space
- Luton Parkway Mainline station (4.6 miles), Harpenden town centre (7.3 miles), Luton International Airport, (5.6 miles)

GROUND FLOOR

Entrance Hall

Cloakroom

Living Room

16'1 x 14'1 (4.90m x 4.29m)

Family Room

14'3 x 12'4 max (4.34m x 3.76m max)

Home Office

16'5 x 10'8 (5.00m x 3.25m)

Kitchen/Dining Room

22' x 13'11 (6.71m x 4.24m)

Utility Room

6'3 x 5'7 (1.91m x 1.70m)

Storage Room

16'5 x 6'5 (5.00m x 1.96m)

FIRST FLOOR

Landing

Master Bedroom

15'1 x 14'1 (4.60m x 4.29m)

En Suite Shower Room

Bedroom Two

13'6 x 10'7 (4.11m x 3.23m)

Bedroom Three

13'6 x 11'11 (4.11m x 3.63m)

Bedroom Four

10'9 max x 10'2 (3.28m max x 3.10m)

Bedroom Five

12'6 x 7'3 (3.81m x 2.21m)

Family Bathroom

EXTERNALLY

Off Street Parking

Front Garden

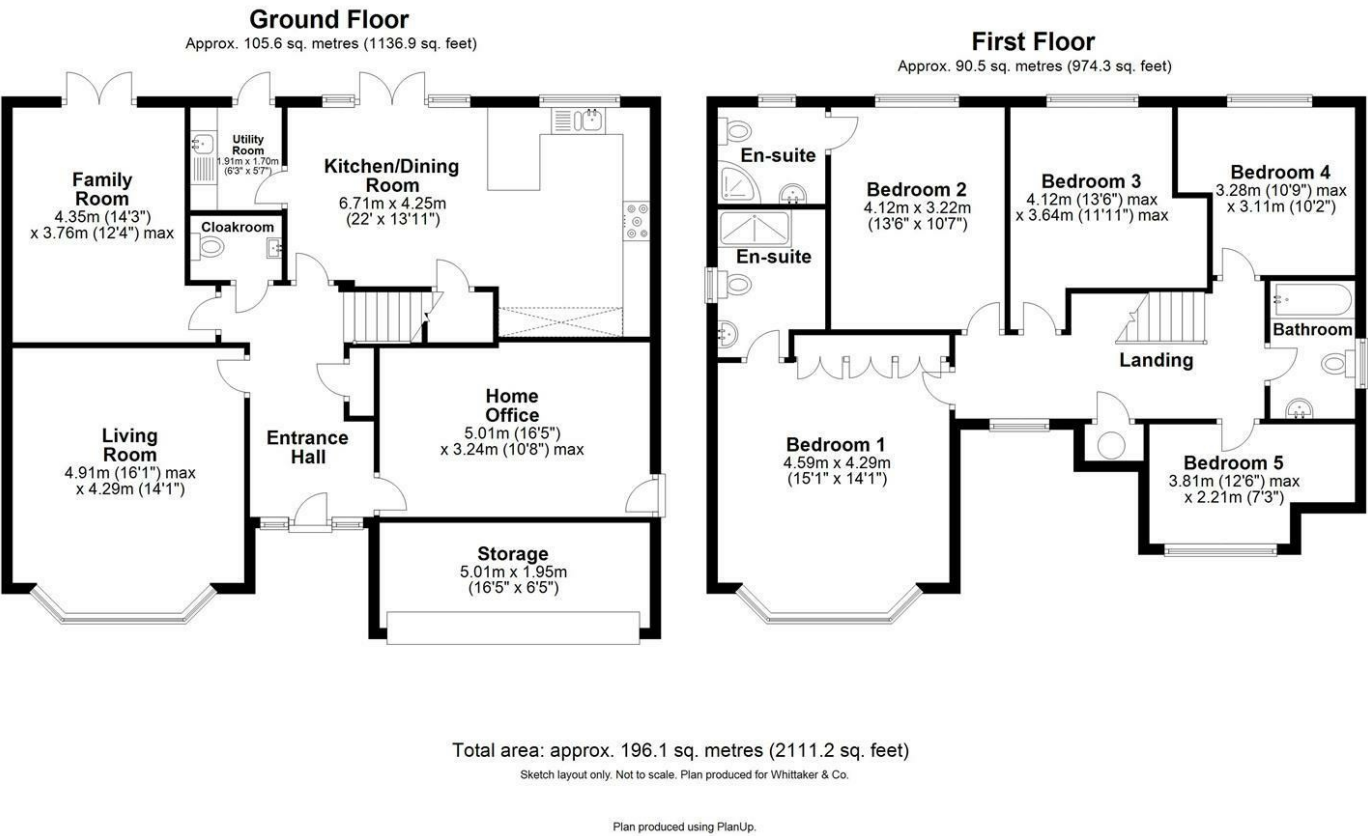
Rear Garden



Directions



Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

