

Connells

The Rylands, Dunton Lane
Biggleswade

# The Rylands, Dunton Lane, Biggleswade, SG18 8QU

For Sale
**£850,000**







**Built to an exceptional specification throughout, this impressive family home forms part of an exclusive cul-de-sac development of just nine properties, offering a superb blend of quality, privacy and modern living.**

## Summary

5 bedroom detached family home (approx. 2,150 sq. ft.) within this exclusive development. Benefitting from a generous rear garden, Double garage, driveway parking, air source heat pump, two en-suite shower rooms & accommodation arranged over 3 spacious floors

## Kitchen

The kitchen combines contemporary cabinetry with quartz worktops and a central island incorporating seating. Integrated appliances include:

Induction hob and extractor hood

Eye-level electric oven

Microwave oven

Fridge/freezer

Dishwasher

A stainless-steel one-and-a-half-bowl sink with a chrome mixer tap completes the kitchen. LED spotlights and underfloor heating serve the room, with space for both a dining table and informal seating.

The separate utility room includes a sink and mixer tap, provision for a washing machine and tumble dryer, and an external side door

## Bathrooms And Cloakroom

Both en-suite shower rooms feature a shower enclosure, washbasin and WC, with tiled floors and splashback tiling.

The family bathroom includes a panelled bath, washbasin and WC, complemented by partly tiled walls, tiled flooring, a heated towel rail and spotlights.

The ground-floor cloakroom provides a WC and washbasin, tiled flooring and splashbacks, spotlights and underfloor heating.

## Principal Bedroom

Principal bedroom with en-suite shower room, Two Juliet balconies overlooking the rear garden

## Gardens, Garage And Parking

"The south-east-facing rear garden measures approximately 16m × 15.2m and will be finished with turf, a paved patio and timber boundary fencing. The front garden will also be turfed, with external taps provided at the front and rear.

"The detached double garage measures approximately 6.15m × 6.40m. A private driveway provides additional parking for approximately two vehicles.

Heating and warranty

An air source heat pump serves the home, with underfloor heating throughout the ground floor. The property comes with a 10-year ICW new-build warranty.

## Agents Note

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

Images may be AI-generated and are for illustrative purposes only. They may not accurately reflect the final property, specification, finishes, or surroundings.







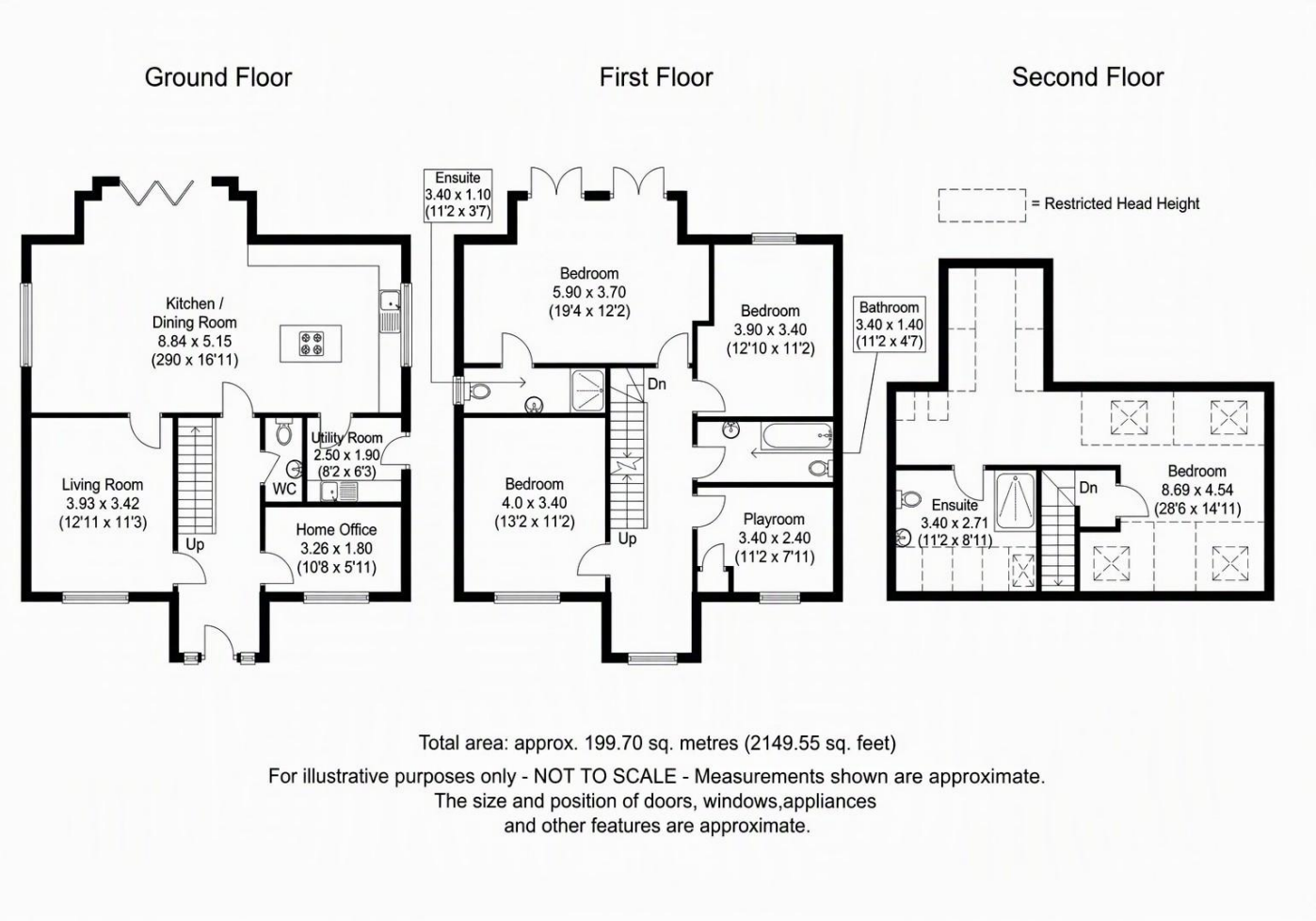





IRON MAN
CAPTAIN AMERICA
SPIDER-MAN
MARVEL
MARVEL


PLAY
LEVEL UP
EAT SLEEP GAME REPEAT
GAME ZONE
GAME ON






Total area: approx. 199.70 sq. metres (2149.55 sq. feet)

For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.
The size and position of doors, windows,appliances
and other features are approximate.

To view this property please contact Connells on

**T 01954 714900**
**E cambourne@connells.co.uk**

Unit 2 Caxton House Broad Street Great Cambourne
CAMBRIDGE CB23 6JN

EPC Rating:
Exempt

Tenure: Freehold

**view this property online connells.co.uk/Property/CBN306966**

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.