



# 48, Soundy Paddock

Biggleswade,  
Bedfordshire, SG18 0RQ  
Freehold OIEO £475,000

country  
properties

A beautifully presented 3 bedroom detached home overlooking open fields in a popular residential location. This fantastic home has been cosmetically upgraded to a very high standard throughout by the current owners. The rear garden has been professionally landscaped to provide attractive seating/BBQ areas which lead to the extremely versatile home office forming 3/4 of what was originally the garage with storage space retained at the front behind an electric roller door. A simply stunning property both inside and out that must be viewed to be fully appreciated.

- Stunning 3 Bedroom Detached Home
- Partially Converted Garage To Provide Fully Functional Home Office
- Fully Landscaped and Very Private Rear Garden
- High Specification Fixtures And Fittings Throughout
- En-suite To Master Bedroom
- Fantastic Location Overlooking Open Fields

## Ground Floor

### Entrance Hall

Radiator, stairs to first floor, under stairs storage cupboard, Amtico flooring, doors to:

### Lounge

16' 4" x 10' 8" (4.98m x 3.25m)  
Two radiators, bay window to front aspect, shutters and panelling, Amtico flooring.

### Kitchen/Diner

17' 8" x 12' 2" (5.38m x 3.71m)

Two radiators, French doors to rear, Amtico flooring, range of wall mounted and base level units with work surface over and inset sink with drainer, integral fridge/freezer, double oven/grill, dishwasher, induction hob with extractor over, utility area at rear with wall mounted boiler, space for tumble dryer and washing machine with work surface over and wall mounted and base level storage units.

### Cloakroom

Radiator, WC, wash hand basin, Amtico flooring.

### First Floor

### Landing

Window to side aspect, airing cupboard, loft hatch, doors to:



## Bedroom One

11' 3" max x 9' 3" (3.43m x 2.82m)

Window to front aspect, radiator, built in wardrobes, TV point, shutters, door to:

## En-suite

Window to front aspect, heated towel rail, WC, wash hand basin with storage underneath, shower cubicle.

## Bedroom Two

10' 0" x 9' 6" max (3.05m x 2.90m)

Window to rear aspect, radiator.

## Bedroom Three

9' 6" x 7' 6" (2.90m x 2.29m)

Window to rear aspect, radiator.

## Bathroom

Window to side aspect, heated towel rail, WC, wash hand basin, bath with shower over.

## External

### Home Office/Garage Conversion

15' 8" x 9' 9" (4.78m x 2.97m)

Fully insulated home office, electric radiator, internet connection, French doors out to rear garden.

### Front

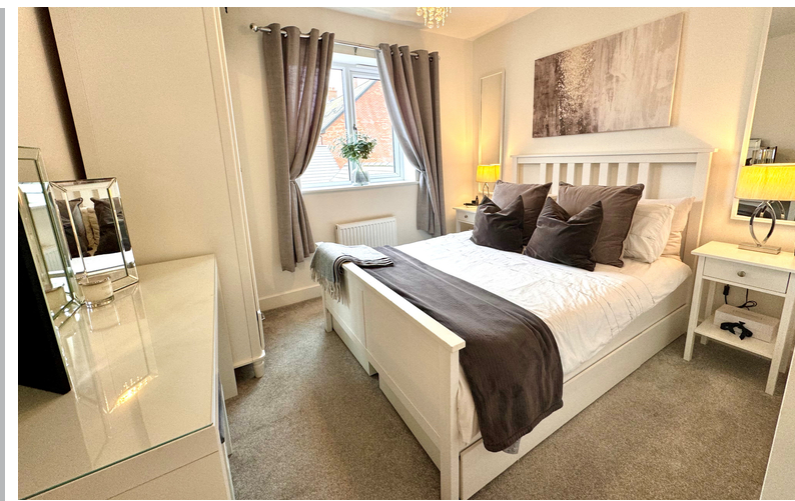
Open outlook over farmland, driveway providing off road parking for 3 - 4 cars at side leading to a partially converted garage store with electric roller doors, gated access to rear at side.

### Rear

Attractive and very private rear garden with two patio seating/BBQ areas and raised decked area with pergola, gated access at side to front, tap and power points, French doors to home office garage conversion.

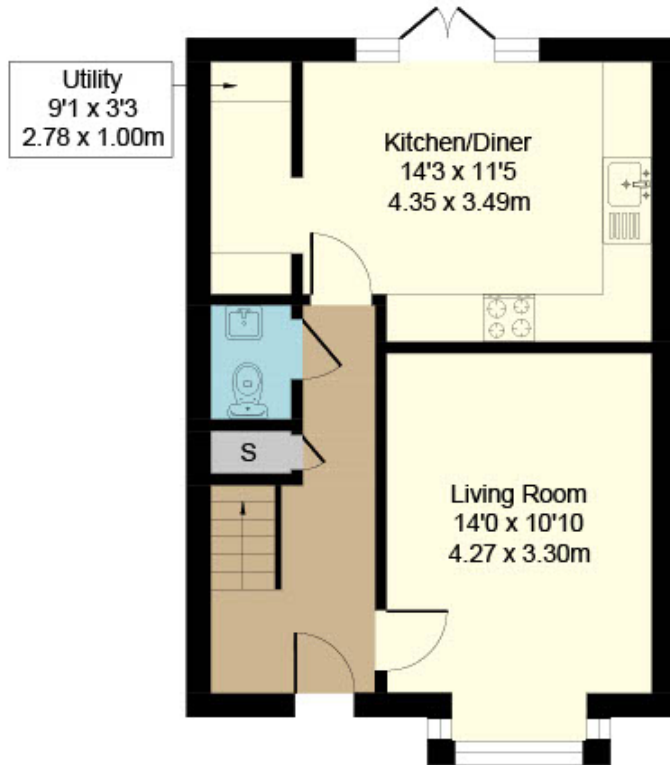
## Charges

Service charges payable to Crabtree Property Management of £52.00 per annum.

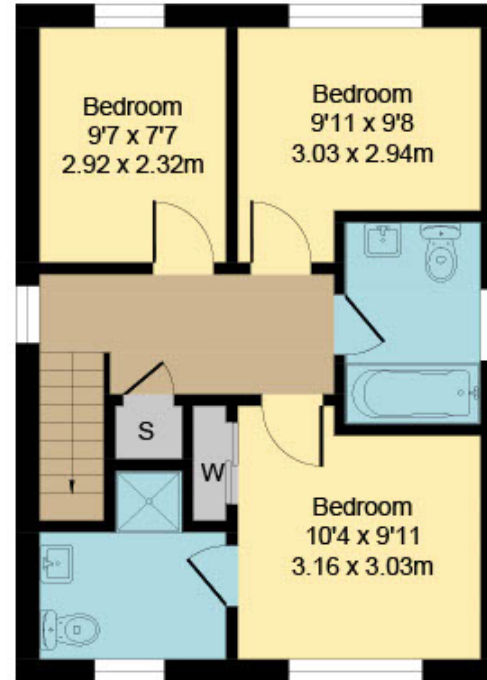




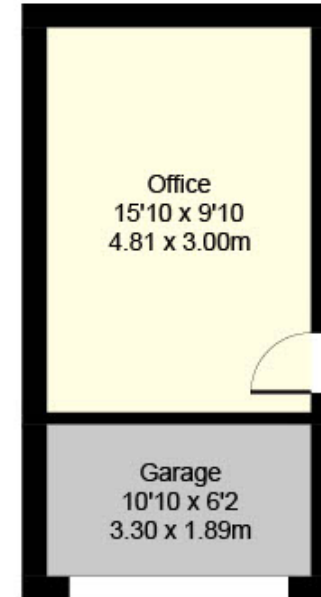
**Ground Floor**  
Area: 43.9 m<sup>2</sup> ... 473 ft<sup>2</sup>



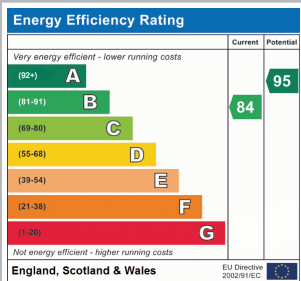
**First Floor**  
Area: 43.0 m<sup>2</sup> ... 463 ft<sup>2</sup>



**Outbuilding**  
Area: 20.6 m<sup>2</sup> ... 222 ft<sup>2</sup>



**Total Area: 107.5 m<sup>2</sup> ... 1157 ft<sup>2</sup>**  
All Measurements are approximate and for display purposes only



All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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