



# 21, Hawking Drive

Biggleswade,  
Bedfordshire, SG18 8GQ

OIEO £425,000

country  
properties

Situated close to the centre of the popular Kings Reach Development and originally built by Martin Grant Homes, this Thorncote design well presented three bedroom detached property has been wonderfully looked after by the current owner. This property benefits from 17ft x 10ft lounge/diner, kitchen breakfast room, sunroom, master bedroom with en-suite, rear garden, and separate patio area. Situated within easy reach of countryside walks and the local town centre of Biggleswade with its main line train station offering excellent links to London.

- Detached house
- Three bedrooms
- En-suite to master
- 17ft x 10ft lounge/diner
- Kitchen breakfast room
- Sunroom
- Rear garden with separate patio area
- Off road parking for 2 cars

## Ground Floor

### Entrance Hallway

Double glazed front door, radiator, stairs rising to the first floor, door to: lounge/diner, kitchen and cloakroom.

### Cloakroom

Wash hand basin with pedestal, tiled splash back, low level flush WC, radiator, toiletries cabinet.

### Lounge/Diner

17' 1" x 10' 6" (5.21m x 3.20m)  
Herringbone pattern flooring, two radiators, double glazed sash window to the front aspect, shutters, built in storage cupboard, double glazed French doors and windows to the rear aspect, coving.

### Kitchen

17' 1" x 10' 2" (5.21m x 3.10m)  
Wall mounted gas combination boiler, range of wall mounted and base level units with drawers and cupboards, integral fridge/freezer, dishwasher, inset electric double oven, gas hob with extractor fan over, porcelain inset butler sink with drainer and mixer taps over, herringbone patterned flooring, double radiator, double glazed sash window to the front aspect, shutters, double glazed French door to the rear aspect.

### Sun Room

12' 6" x 6' 7" (3.81m x 2.01m)  
uPVC glass construction with double glazed doors to the side aspect onto the rear garden and two double power sockets.

### First Floor

### Landing

Double glazed sash window to the rear aspect, door to:



## Bedroom One

12' 8" max x 10' 8" (3.86m x 3.25m)

Double glazed sash window to the front aspect, loft hatch, radiator, two mirror fronted double wardrobes, door to:

## En-suite

Double glazed sash window to the rear aspect, low level flush WC, heated towel rail, wash hand basin with pedestal, tiled splash back, double shower cubicle, spotlights, toiletries cabinet, shaver point.

## Bedroom Two

9' 7" x 8' 6" (2.92m x 2.59m)

Double glazed sash window to the front aspect, radiator.

## Bedroom Three

8' 7" x 7' 1" (2.62m x 2.16m)

Double glazed sash window to the side aspect, radiator.

## Family Bathroom

Matching suite comprising; low level flush WC, wash hand basin with pedestal, panelled bath with shower over, tiled splash back, heated towel rail, tiled flooring, double glazed sash window to the front aspect, inset spotlights.

## External

### Side Garden

The side garden is enclosed by fence and walled boundaries consisting of; mature flower and shrub borders, area laid to lawn leading to patio area with pergola over. Slabbed area at the side of the sunroom and paved pathway leading to further rear garden comprising; raised timber beds, a paved patio area with gated access to block paved driveway providing off road parking, three external double power sockets and an 8' x 10' shed with flooring, power and lighting.

### Front

The front of the property is decoratively presented and enclosed by iron dwarf fencing with mature shrubs and covered with black ice stones with a paved pathway to front door. There is also an external double power socket.

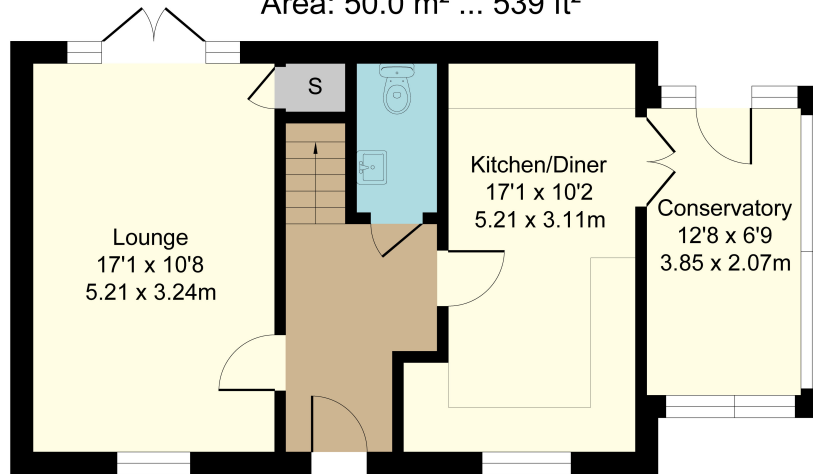




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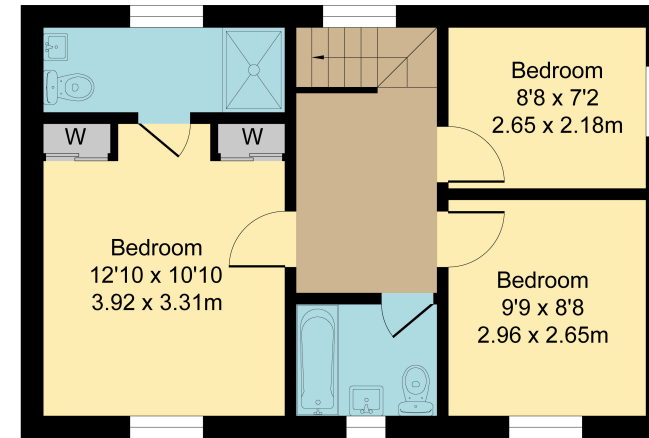
## Ground Floor

Area: 50.0 m<sup>2</sup> ... 539 ft<sup>2</sup>



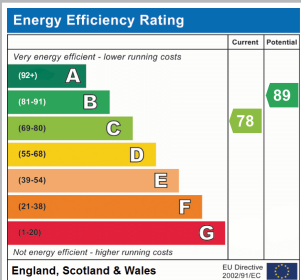
## First Floor

Area: 42.0 m<sup>2</sup> ... 453 ft<sup>2</sup>



Total Area: 92.0 m<sup>2</sup> ... 992 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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