



Moonflower Place, Biggleswade, Bedfordshire. SG18 8YP





3 Bedroom Town House

£390,000 Freehold

Presented in show home condition this beautiful Braxton style town house is located on the new Orchard Chase Development.



- Braxton style town house
- Show home condition
- 3 years old
- Two parking spaces
- Fitted wardrobes
- Desirable Orchard Chase development
- 1 mile to town centre and train station
- 5 minute walk to Leisure Centre
- Annual charge of £187.22 when development is complete
- EPC rating B. Council tax band D

Ground Floor:

Entrance Hall:

A welcoming entrance hall with door leading to living room and stairs rising to the first floor. Luxury Amtico flooring. Small storage cupboard housing the consumer unit with the facility for hyper-optic or BT Open Reach internet connection. Radiator. Spotlight.

Living Room:

Abt. 13' 10" max x 10' 5" (4.22m max x 3.17m) A naturally bright room located at the front of the property with luxury Amtico flooring continued from entrance hall. Double glazed window to front aspect. Radiator. Remote controlled ceiling light with adjustable settings. TV and telephone points. Door leading to kitchen/dining room and WC.

Kitchen/Dining Room:

Abt. 18' 10" max x 10' 5" (5.74m max x 3.17m) A high specification and beautifully kept white modern gloss kitchen with a range of soft closing wall, base and drawer units and complimenting laminate worksurfaces. Integrated appliances include fridge/freezer, dishwasher, digital induction hob with extractor fan overhead and double oven. One and a half stainless steel sink and drainer with mixer tap. Cupboard housing combination boiler. Window to rear aspect with fitted blind. French doors leading from dining area to garden. Luxury Amtico flooring. Spotlights. Under cupboard and plinth lighting. USB Plug sockets. Dining area suitable for a four or six-seater dining table and chairs/bench with ceiling light above. Access to under stairs storage cupboard with Lynx alarm control system and double power socket.

WC/Utility:

Growing in popularity, a cloakroom combined with the features of a utility room provides a great space for storing everyday items without intruding into your kitchen storage. Fixtures include a wash hand basin with mixer tap, low level WC, integrated washer/dryer, white gloss under counter storage cupboards with compact laminate worksurfaces. Full width mirror. Chrome heated towel rail. Luxury Amtico flooring. Extractor fan. Light to ceiling.

First Floor:

First Floor Landing:

Doors to all rooms. Radiator. Two ceiling lights. Soft pile carpet. Radiator. Door to second floor bedroom hides a useful space which can be used as a study area or reading nook with window to front aspect. Light to ceiling. Radiator. Stairs to main bedroom.

Bedroom Two:

Abt. 14' 4" x 14' 1" (4.37m x 4.29m) A spacious double bedroom located towards the rear of the property overlooking the garden and parking area. Mirrored, sliding door wardrobes with storage above. Soft pile carpet. Radiator. USB plug sockets. Window to rear aspect. Light to ceiling.

Bedroom Three:

Abt. 10' 7" x 7' 9" (3.23m x 2.36m) Currently used as a home office, this bedroom would be best described as a single bedroom but can fit a double bed if needed. Additional ethernet cable connection paid for as an optional extra. Soft pile carpet. Radiator. Light to ceiling. Telephone point. Window to front aspect.

Family Bathroom:

An Italian inspired three-piece suite with marble effect tiling to splash back areas. Full height tiling to shower area. Panelled bath with overhead shower and glass screen, low level WC and wash hand basin with mixer tap. Full width mirror. Tiled flooring. Chrome heated towel rail. Spotlights. Extractor fan.

Second Floor:

Principal Bedroom:

Abt. 21' 8" x 14' 1" (6.60m x 4.29m) The top floor offers a luxurious suite with practical fitted mirrored wardrobes and en-suite shower room. The Braxton style has a more open feel with exposed bannisters and stair case. Soft pile carpet. Four wall lights. Radiator. Separate heating thermostat to control the second floor. USB plug sockets. Dormer window to front aspect and Velux window to rear aspect both with fitted thermal blinds.

En-Suite Shower Room:

A modern neutral suite with double width walk-in shower, low level WC and wash hand basin with mixer tap and vanity unit. Full height tiling in shower areas with half wall tiling to the remaining walls. Fitted mirror. Velux window to rear aspect. Chrome heated towel rail. Tiled flooring. Extractor fan.

Outside:

Garden and Parking:

The garden faces North/West and is mainly laid to lawn with patioed area for garden furniture, outside tap and sensor light. There is a small storage shed to the rear which will remain. A gate leads to the parking area behind where you will find two side-by-side spaces with outdoor light. There are lay-bys located on street for visitors.

Additional Information:

About the Area:

This lovely property is located on the new Orchard Chase development which is within a five-minute walk to Saxon Pool and Leisure Centre, local pharmacy, nursery and convenience stores. There are also lovely countryside walks just behind the estate, perfect for dog owners and those who like the outdoors! Biggleswade town centre is located just over a mile away with a wide range of public houses, restaurants and shops. The train station provides direct links into London's Kings Cross St Pancras, with a journey time of approximately 40 minutes.

Agents Note:

The owner paid an annual estate charge of £187.22 when they first moved in but has been advised this will only be due again once the estate has been finished by Taylor Wimpey.

Draft details yet to be approved by the vendor and may be subject to change.

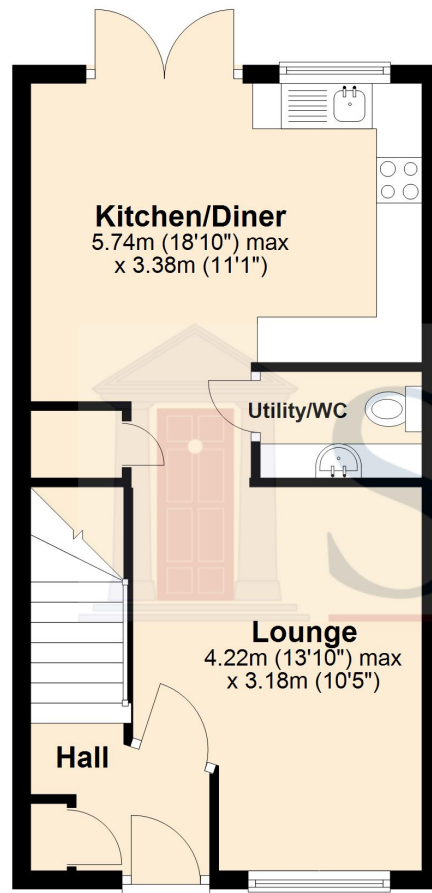




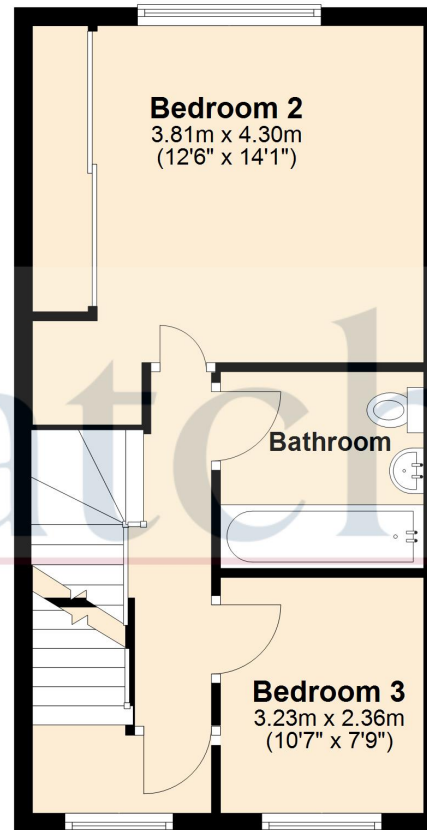
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



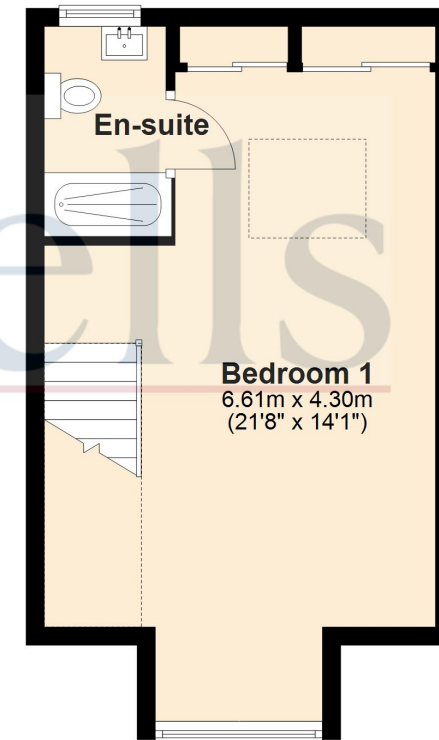
Ground Floor



First Floor



Second Floor



Total area: approx. 107.2 sq. metres (1153.5 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.

Plan produced using PlanUp.