



Brunswick Close, Biggleswade, Bedfordshire. SG18 0DA





4 Bedroom End of Terrace House Offers in Excess of £425,000 Freehold

A rarely available versatile four-bedroom property situated on a huge 101ft wrap around plot with the potential to extend further!

- Four bedroom house
- Large conservatory
- Wrap around plot
- Garage
- Modern kitchen
- Ground floor bedroom
- Potential to further extend (STPP)
- 8 minute walk to train station
- Town centre location
- Awaiting EPC. Council tax band C

Ground Floor:**Living Room:**

Abt. 11' 0" x 15' 0" (3.35m x 4.57m) Entry via an opening from conservatory. Door leading to kitchen. Door leading to WC. Wood effect flooring.

Kitchen:

Abt. 9' 0" x 7' 1" (2.74m x 2.16m) A contemporary white gloss kitchen with Quartz worktops and wood effect flooring. Under counter space for washing machine. Oven with induction hob and stainless-steel sink and drainer. Just off of the kitchen is a small utility area with matching units and worksurfaces with free standing fridge freezer. Wood effect flooring

Dining Area:

Abt. 24' 11" x 14' 0" (7.59m x 4.27m) Located to the rear of the conservatory, and currently housing an 8-seater table, this space is great for entertaining or those with large families. Underfloor heating. Patio doors leading to garden. Opening to kitchen.

Bedroom One:

Abt. 10' 0" x 15' 11" (3.05m x 4.85m) Located on the ground floor and currently used as a bedroom with fitted drawers and four-door wardrobe. Wood effect flooring. Window to front aspect.

WC:

Located off of the lounge and comprising of a WC and wash hand basin.

First Floor:**Bedroom Two:**

Abt. 11' 0" x 12' 0" (3.35m x 3.66m) A spacious double bedroom with window to rear aspect. Laminate flooring. Radiator.

Bedroom Three:

Abt. 10' 0" x 8' 0" (3.05m x 2.44m) Double bedroom with window to front aspect. Laminate flooring. Radiator.

Bedroom Four:

Abt. 7' 0" x 7' 0" (2.13m x 2.13m) Single bedroom with window to front aspect. Laminate flooring. Radiator.

Bathroom:

Three-piece suite comprising of a 'P; shaped bath with electric handheld shower, low level WC and wash hand basin with mixer tap. Chrome towel rail. Obscured double glazed window.

Outside:**Garden:**

Measuring approx. 101ft in length the garden wraps around the front, side and rear of the property with mature shrub borders and gated access to the front and rear. There is a sheltered gazebo area for outdoor dining and access to the single garage.

About the Area:**Biggleswade and Surrounding:**

This fantastic home is located only 0.6miles to Biggleswade's town and train station which is approximately 13 minutes on foot.

Biggleswade offers a wide range of public houses, restaurants and shops including a large retail park with large high street stores such as Next, Homebase and Boots. Biggleswade's mainline train station has a journey time of 31 minutes to London Kings Cross and the A1(M) is easily accessible

Additional Information:**Agents Note:**

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



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.