



20, Presland Drive

Biggleswade,
Bedfordshire, SG18 0FU
£430,000

country
properties

A beautifully presented spacious 4 bedroom semi-detached town house which was built in 2016 in the desirable Ivel Manor development by Bellway Homes. The property is well presented throughout and comprises; entrance hallway, kitchen/diner, modern lounge and a downstairs cloakroom to the ground floor, the first floor benefits from three spacious bedrooms and a family bathroom with the master bedroom and en-suite to the second floor. Externally the property boasts an extremely versatile home office/gym garage conversion forming 3/4 of what was originally the garage with storage space retained at the front behind a metal up and over door, driveway for 2 cars and rear garden. A property which must be viewed to be fully appreciated!

- Semi-detached town house
- Partially converted garage to provide a home office/gym
- 4 Spacious bedrooms
- En-suite to master
- Family bathroom and cloakroom
- Well presented throughout
- Off road parking for 2 cars
- Close to schools

Ground Floor

Entrance Hallway

Karndean flooring, stairs rising to the first floor, radiator, inset spotlights, under stairs storage cupboard, door to cloakroom, kitchen and lounge.

Cloakroom

Low level flush WC, wash hand basin with pedestal, radiator, tiled splash back, Karndean flooring.

Kitchen/Dining Room

16' 2" into bay x 7' 10" (4.93m x 2.39m)
Range of matching wall and base level units with work surface over, integrated appliances include; fridge/freezer, slimline dishwasher, washing machine, electric oven and gas hob with extractor fan over, stainless steel sink 1 1/2 with mixer taps, tiled splash back, tiled flooring, double glazed bay window to the front aspect, spotlights, wall mounted combi boiler.

Lounge

15' 3" max x 12' 1" (4.65m x 3.68m)
Inset electric log effect fire, dimmer switch, built in shelving and TV point into the recess, double glazed French doors and window to the rear aspect.

First Floor

Landing

Radiator, spotlights, stairs rising to the second floor, door to:



Bedroom Two

14' 8" x 8' 4" (4.47m x 2.54m)

Double glazed window to the rear aspect, radiator.

Bedroom Three

13' 5" max x 8' 5" (4.09m x 2.57m)

Double glazed sash window to the front aspect, radiator.

Bedroom Four

Double glazed window to the rear aspect, radiator.

Family Bathroom

Low level flush WC, wall mounted wash hand basin with vanity unit below, obscure double glazed sash window to the front aspect, panelled bath with mixer taps and shower over, tiled flooring, radiator.

Second Floor

Master Bedroom

11' 7" narrowing to 5'1" x 16' 0" narrowing to 12'1" (3.53m x 4.88m)

Mirror fronted double wardrobe, radiator, double glazed window to the front aspect, door to:

En-suite

Double glazed Velux window, double shower cubicle with rain shower over, tiled surround, wall mounted wash hand basin with vanity unit below, low level flush WC, loft hatch.

External

Gym/Office/Garage Conversion

17' 5" x 11' 0" (5.31m x 3.35m)

Access via the pedestrian door from the rear garden and the up and over door to the front, loft hatch, spotlights, air conditioning.

Rear Garden

Mainly laid to artificial lawn, French doors from the lounge onto the paved patio area, large timber decked area to the rear, enclosed via fence to all sides, outside tap, gated access to the side, pedestrian door to the converted garage.

Front

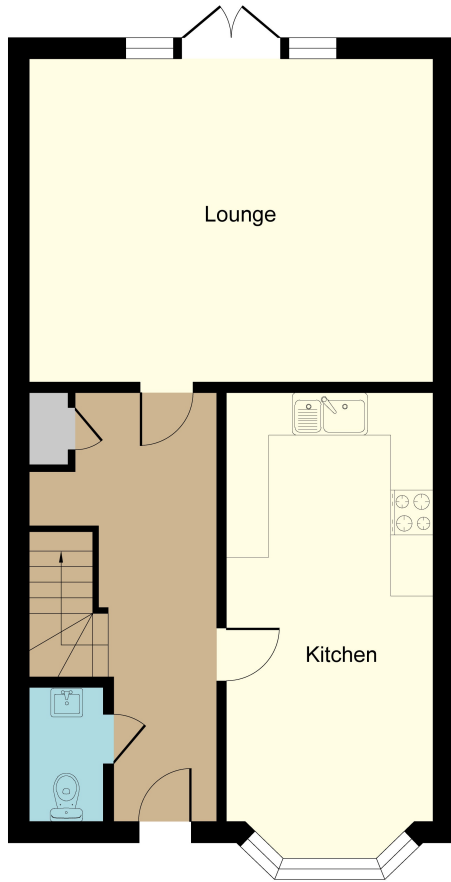
Block paved driveway for 2 cars ;leading to the metal up and over door into the partially converted garage, gated access to the rear.



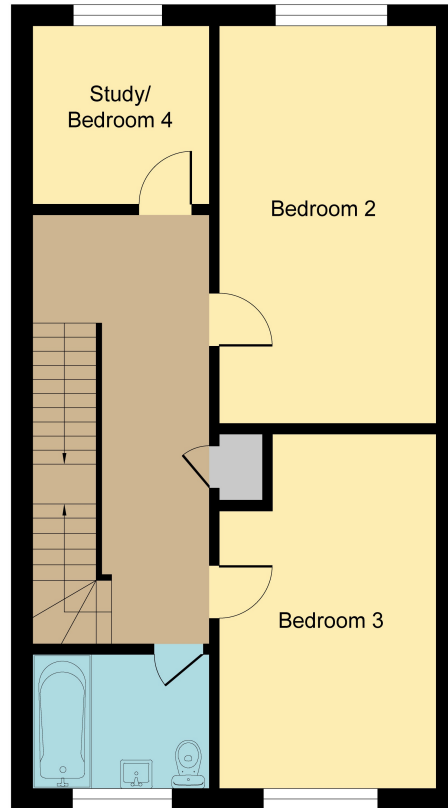


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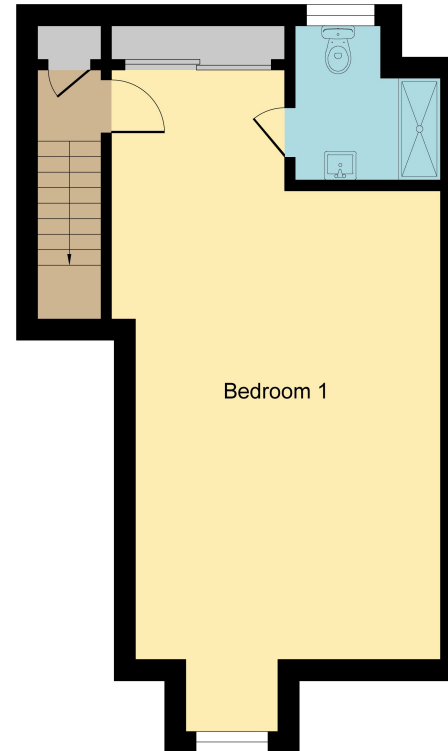
Ground Floor



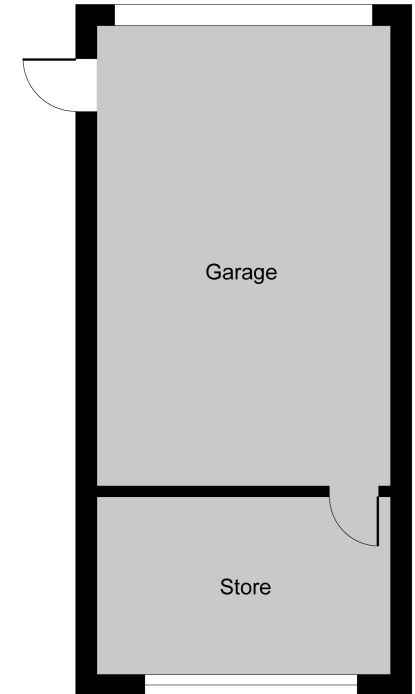
First Floor



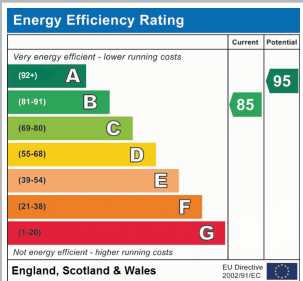
Second Floor



Outbuilding



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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