



12, Garner Close

Northill, Biggleswade,
Bedfordshire, SG18 9AF
£700,000

country
properties

Tucked away at the end of a quiet cul-de-sac in the idyllic village of Northhill, this stylish and contemporary 5-bedroom detached home offers an impressive 2,000 sq ft of living accommodation, thoughtfully designed with family living in mind. At the heart of the house sits the stunning 26ft kitchen/dining/family room, the perfect space for everyday living and entertaining alike. With its family-friendly layout and well-considered design throughout, this property delivers a wonderful blend of comfort, practicality and contemporary style, making it perfectly conducive to family living in a peaceful village setting.

- Master bedroom suite with walk-in wardrobe and a generous, luxury en suite
- Garage with scope for future conversion (STPC) and a practical 12ft covered store in the rear garden
- L-shaped, south-east facing wraparound garden with decked patio and warm lighting, ideal for relaxing and entertaining
- Relaxed village living with a historic pub just a short walk away, serving great food and atmosphere
- 21ft living room featuring an eye-catching stove and flue, creating a warm and homely atmosphere, perfect for cold wintery nights
- Short commute to nearby Biggleswade with a variety of amenities and mainline station into London



Ground Floor

Entrance Hall

Double glazed window to front. Stairs raising to first floor. Karndean flooring. Pocket door into Kitchen/Dining/Family room.

Kitchen/Dining/Family Room

26' 5" x 21' 7" (8.05m x 6.58m) A range of wall and base units with quartz work surface over & quartz upstands. Inset copper Butler sink with copper swan neck mixer tap over. Rangemaster electric cooker (to remain) with copper splashback & extractor hood over. Integrated fridge freezer. Integrated dishwasher. Central peninsular island with quartz work surface over incorporating breakfast bar fitted with base cupboards & wine cooler. Pantry cupboard with drawer units. Karndean flooring. Double glazed window to rear. Door into Inner lobby.

Dining/Family Room

Bi-fold doors fitted with internal blinds leading onto rear garden. Two vertical radiators. Karndean flooring. Internal double glazed window to entrance hall. Contemporary glazed double doors into Living room.

Living Room

21' 5" x 14' 5" (6.53m x 4.39m) Dual aspect double glazed windows to both front & rear. Two double glazed French doors onto rear garden. Feature wood burning stove with tiled hearth and exposed flue. Karndean flooring. Two radiators.

Inner Lobby

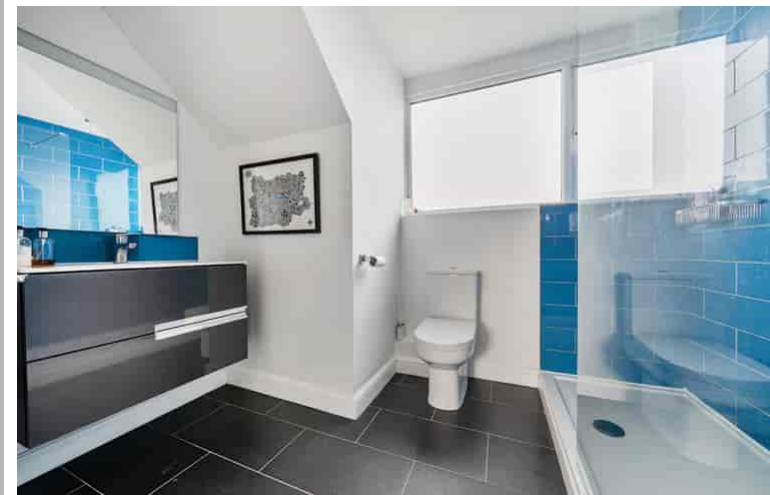
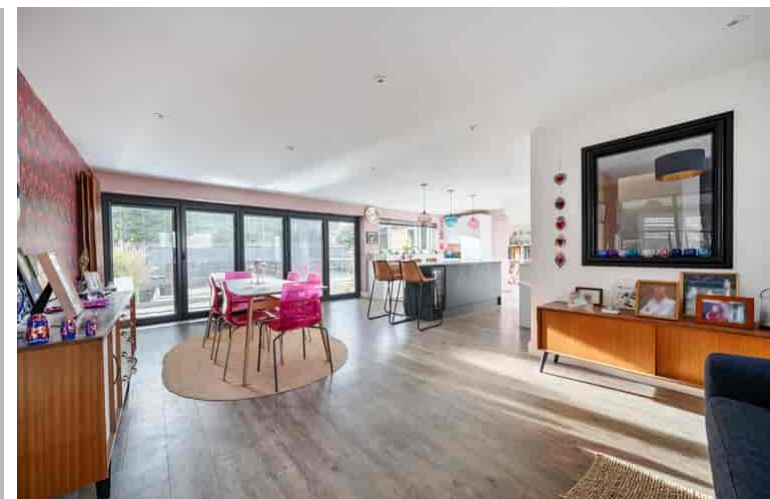
Radiator. Opening into utility room. Door to cloakroom.

Utility Room

12' 3" x 9' 6" (3.73m x 2.90m) A range of wall and base units with laminate work surface over. Space for fridge freezer. Space & plumbing for washing machine. Space for tumble dryer. Stainless steel sink & drainer unit with mixer tap over. Floor mounted oil boiler. Double glazed window to side. Double glazed door onto rear garden.

Cloakroom

Low level WC, wash hand basin. Karndean flooring. Extractor fan. Obscure double glazed window to front.



First Floor

Landing

Split level landing with doors to all rooms. Loft access to fully boarded loft space fitted with pull down ladder and light. Airing cupboard housing hot water tank and shelving.

Bedroom 1

14' 6" x 11' 11" (4.42m x 3.63m) Double glazed window to side. Wood effect flooring. Walk-in wardrobe with mirrored sliding doors and fitted hanging rail. Radiator. Loft access. Door to En-suite.

En suite

Obscure double glazed window to front. Low level WC, circular wash hand basin. Roll top bath. Fully tiled walls. Chrome heated towel rail. Ceramic tiled flooring.

Bedroom 2

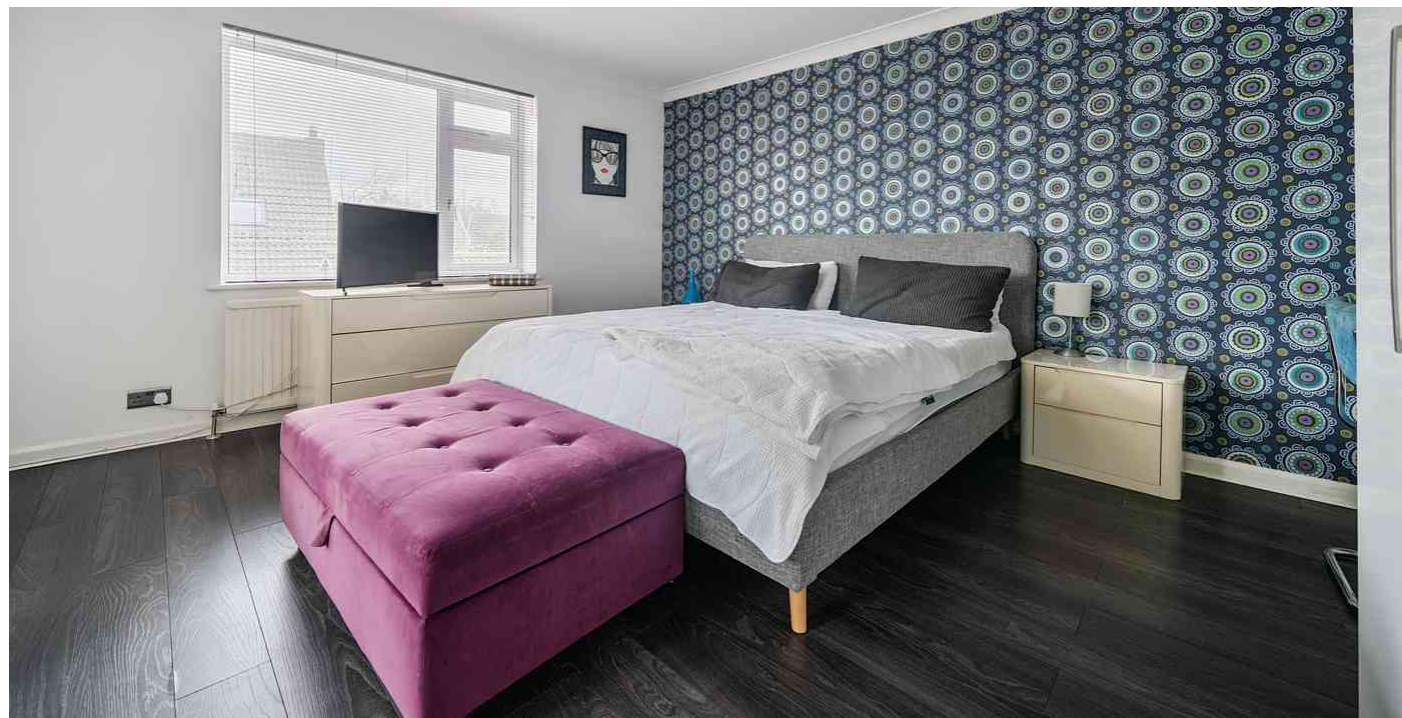
13' 5" x 12' 6" (4.09m x 3.81m) Double glazed window to front. Radiator.

Bedroom 3

12' 5" x 8' 11" (3.78m x 2.72m) Double glazed window to rear. Radiator. Strip wood flooring. Built-in wardrobe.

Bedroom 4

Double glazed window to rear. Radiator. Strip wood flooring. Built-in wardrobe.



Bedroom 5

12' 0" x 6' 7" (3.66m x 2.01m) Double glazed window to front. Radiator.

Shower Room

Suite comprising double shower cubicle. Low level WC. Vanity wash hand basin. Tiled splashbacks. Heated towel rail. Tiled flooring. Extractor fan. Obscure double glazed window to front.

Outside

Rear Garden

Private south east facing L shaped garden. Paved patio area with further raised decked patio inset with built in feature lighting. Laid to lawn with flower & shrub borders. Further side garden with paved patio area with flower & shrub borders with gated access to front. Security lighting.

Store

12' 10" x 5' 9" (3.91m x 1.75m) Timber external covered storage area.

Front Garden

Paved driveway provides off road parking for 2 cars. Security lighting. Hedge screening to front.

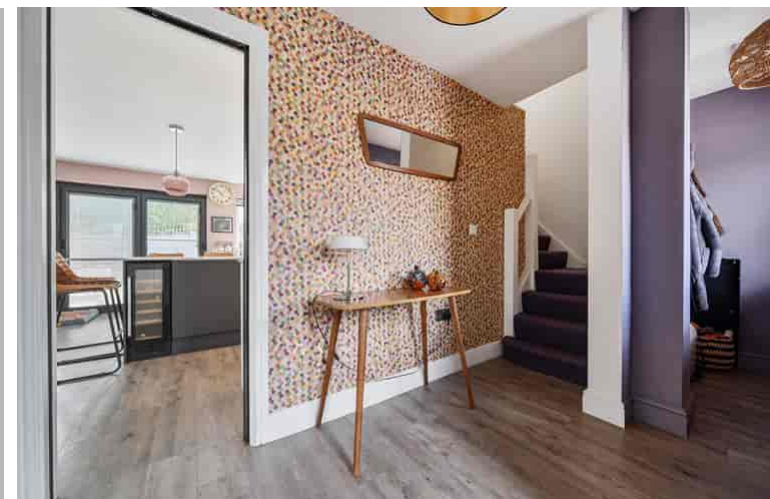
Garage

13' 5" x 9' 2" (4.09m x 2.79m) Two timber double doors. Fitted with power & light.

Agents Note

For all your mortgage needs contact Dawn Olney at Mortgage Vision on 01462 811822 or email: enquiries@mortgagevision.co.uk.

PRELIMINARY DETAILS – NOT YET APPROVED AND
MAY BE SUBJECT TO CHANGES



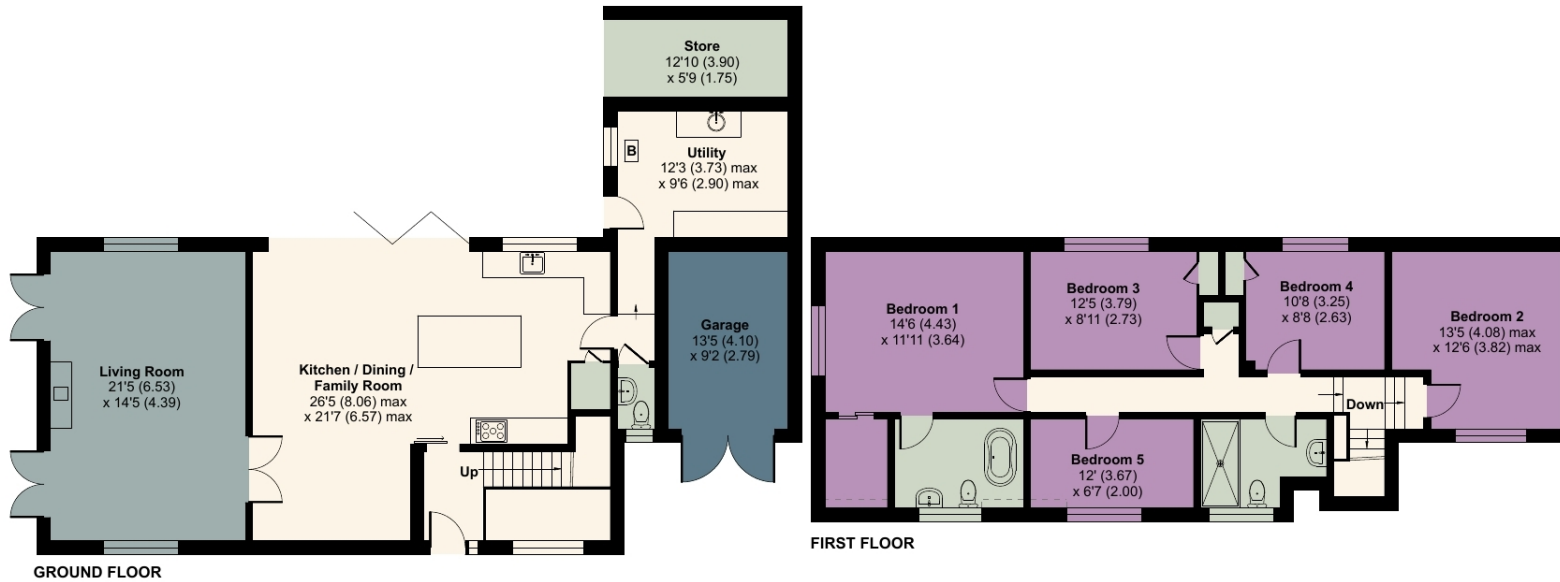




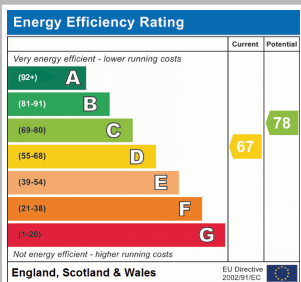
Denotes restricted
head height

Approximate Area = 2000 sq ft / 185.8 sq m
Limited Use Area(s) = 8 sq ft / 0.7 sq m
Garage = 116 sq ft / 10.7 sq m
Outbuilding = 73 sq ft / 6.7 sq m
Total = 2197 sq ft / 204 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nitchecom 2025. Produced for Country Properties. REF: 1384637



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Viewing by appointment only

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