

Brunswick Close, Biggleswade, Bedfordshire. SG18 0DA







# 4 Bedroom End of Terrace House Offers in Excess of £435,000 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 updated 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:**

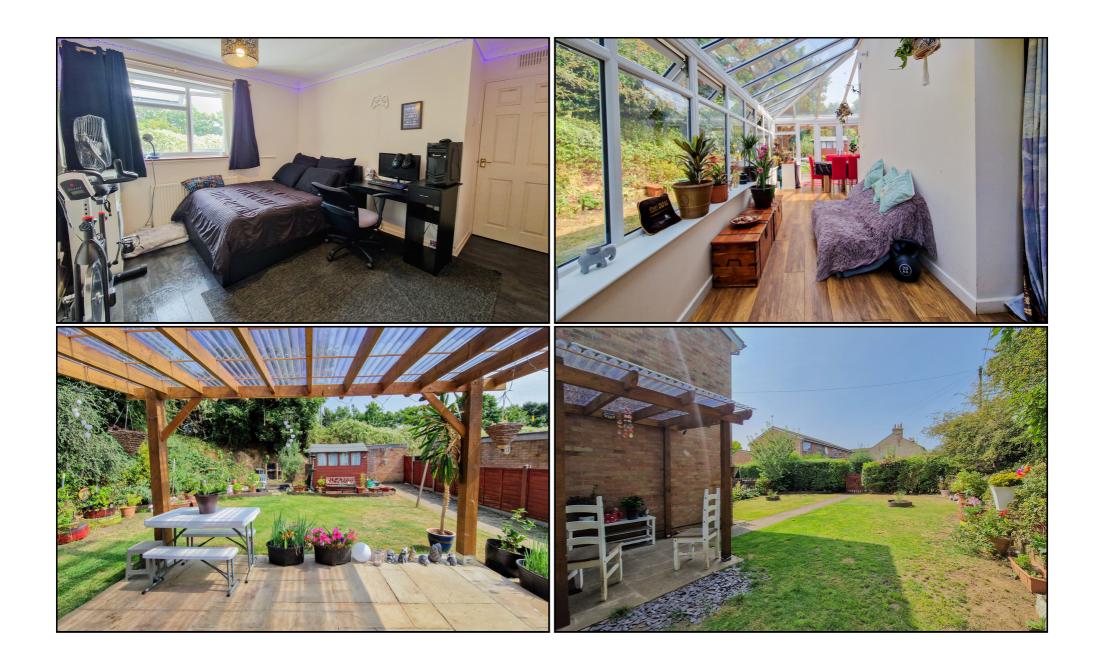
Draft details yet to be approved by the vendor and may be subject to change.















# **Ground 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.

