10, Stratton Way

Biggleswade,
Bedfordshire, SG18 0PL
Freehold £425,000

COUNTRY PROPERTIES
PART OF HUNTERS

This substantial and well-presented 4 DOUBLE bedroom 1930's Semi-Detached home that has had the benefit of a double storey EXTENSION just 10 years ago, situated on a LARGE Corner Plot position, within a close proximity to Biggleswade schools and local amenities and is just 1.2 miles from the town centre and train station.

The property offers a good sized entrance hall, modern downstairs cloakroom, dining room/playroom/office, 13ft lounge, utility room, triple aspect 18ft kitchen/breakfast room with solid oak work surfaces and built-in appliances, master bedroom with a walk-in wardrobe, 3 further double bedrooms, modern en-suite bathroom, modern 4 piece bathroom suite, large frontage mainly laid to lawn with block paved driveway providing off road parking for 3 cars and gated access to the fully enclosed westerly facing landscaped rear garden.

An early viewing comes highly recommended not to miss out on this substantial family home.

- SEMI-DETACHED
- LARGE CORNER PLOT POSITION
- DOUBLE STOREY EXTENSION
- 4 DOUBLE BEDROOMS
- 2 RECEPTION ROOMS
- MODERN KITCHEN/BREAKFAST ROOM
- UTILITY ROOM
- 4 PIECE BATHROOM SUITE, EN-SUITE & DOWNSTAIRS CLOAKROOM
- LARGE FRONTAGE WITH OFF ROAD PARKING FOR 3 CARS
- WESTERLY FACING REAR GARDEN

Room Sizes

Entrance Hall - 15' 6" x 10' 0" narrowing to 7' 11" (4.72m x 3.05m)

Cloakroom - 5' 8" x 2' 7" (1.73m x 0.79m)

Dining Room/Playroom/Office - 12' 5" x 10' 11" (3.78m x 3.33m)

Lounge - 13' 11" x 11' 11" (4.24m x 3.63m)

Utility Room - 9' 3" x 6' 5" (2.82m x 1.96m)

Kitchen/Breakfast Room - 18' 1" narrowing to 16' 10" x 14' 8" narrowing to 10' 8" (5.51m x 4.47m)

Bedroom One - 16' 9" narrowing to 14' 9" x 11' 3" (5.11m x 3.43m)

En-Suite - 7' 9" x 5' 8" (2.36m x 1.73m)

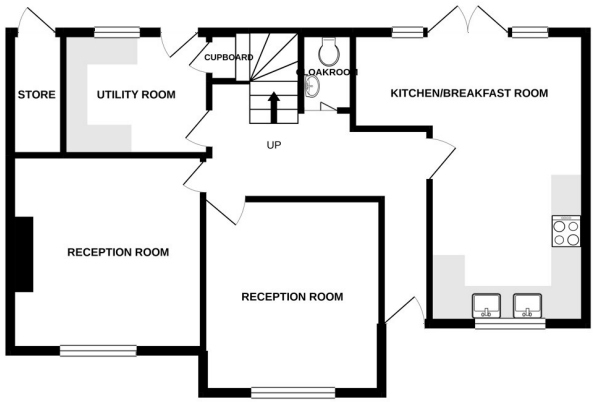
Bedroom Two - 12' 4" x 11' 11" (3.76m x 3.63m)

Bedroom Three - 11' 11" x 8' 3" (3.63m x 2.51m)

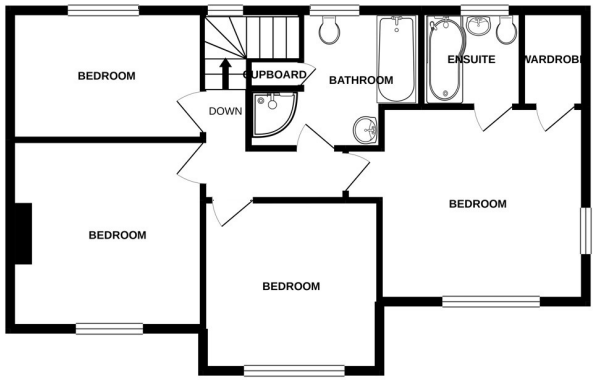
Bedroom Four - 12' 1" x 8' 3" (3.68m x 2.51m)

Family Bathroom - 11' 2" narrowing to 7' 11" x 9' 5" narrowing to 5' 9" (3.40m x 2.87m)

GROUND FLOOR

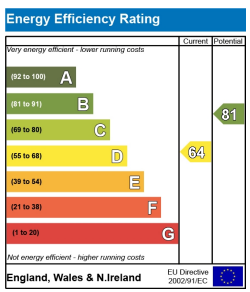


1ST FLOOR



2ND FLOOR

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2021



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

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | **E:** biggleswade@country-properties.co.uk

www.country-properties.co.uk

COUNTRY PROPERTIES

PART OF HUNTERS®