



Dartmoor Way, Biggleswade, Bedfordshire. SG18 0FL

Satchells



3 Bedroom Detached House £459,999 Freehold

Located on the popular Maythorns development, this three bedroom detached house has been well looked after and would make a great home for a growing family. With ensuite, fitted wardrobes, garage and private garden we suggest viewing to appreciate this property!



- Three bedroom detached home
- Immaculately presented
- Dual aspect living room
- En-suite to master bedroom
- Fitted wardrobes
- Garage and parking space
- Private rear garden
- Desirable and established estate
- EPC rating C. Council tax band D.

Ground Floor:**Entrance Hall:**

Entry via front door. Doors leading to living room, kitchen diner and cloakroom. Stairs to first floor.

Living Room:

Abt: 10' 6" x 17' 8" (3.20m x 5.38m) A bright and airy dual aspect room with French doors leading to the garden. Double glazed window to front aspect. Radiator. Carpet flooring.

Kitchen/Dining Room:

Abt: 9' 4" x 17' 7" (2.84m x 5.36m) Another dual aspect room making the space naturally bright with kitchen to the rear and dining area to the front. Fitted wall and base units, laminate worksurfaces, stainless steel sink and drainer, eye-level oven, induction hob and over head extractor fan. Integrated dishwasher. Space for a free standing fridge/freezer. Window to rear aspect. Tiled flooring. Radiator. Door leading to utility room.

Utility Room:

Laminate worksurface with under counter space and plumbing for washing machine. Door to storage cupboard and door to garden. Continued tiled flooring. Wall mounted boiler.

Cloakroom:

Comprising of a low level WC and wash hand basin with mixer tap. Radiator. Tiled splash back area. Tiled flooring.

First Floor:**Bedroom One:**

Abt: 10' 1" x 12' 4" (3.07m x 3.76m) A large double room with 4 door fitted wardrobe extending from floor to ceiling. Carpet flooring. Radiator. Door to ensuite.

En-Suite:

Neutral suite with half wall tiling and full tiling in shower cubicle. Low level WC and wash hand basin with mixer tap. Obscured double glazed window.

Bedroom Two:

Abt: 9' 7" x 10' 9" (2.92m x 3.28m) Double bedroom with fitted storage. Double glazed window. Radiator. Carpet flooring.

Bedroom Three:

Abt: 7' 4" x 9' 2" (2.24m x 2.79m) Currently used as a home office but can be a spacious third single bedroom. Double glazed window. Carpet flooring. Radiator.

Bathroom:

Neutral three piece suite with half wall tiling. Panelled bath, low level WC and wash hand basin with mixer tap. Obscured double glazed window.

Outside:**Rear Garden:**

Outside is a low maintenance garden with patio areas and young trees. To the rear is a single garage with a parking space in front.

Additional Information**Biggleswade and Surrounding:**

This lovely property is located on the popular Maythorns development which is within a five-minute walk to 'Edward Peake' School and 'The Kings Reach' pub.

Biggleswade town centre is located just over a mile away with a wide range of public houses, restaurants and shops. The train station provides direct links into London's Kings Cross St Pancras, with a journey time of approximately 40 minutes.

Biggleswade also offers doctors, dentists, leisure centre and a large retail park with high street stores such as Next, Marks & Spencer, Boots and Homebase. There is also easy access to major trunk roads such as the A1 and M1, ideal for commuters.

Agents Note:

Draft particulars yet to be approved by vendor and maybe subject to change.

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the

purchaser/s will be required to undertake an AML and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

Material Information

We are advised by the seller of the following information in good faith but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting.

Please note in terms of mobile/phone reception, this is the view of the seller based on their current provider.

Water: Mains

Electric: Mains

Drainage: Mains

Flood risk: No/Low

Mobile/Phone: OK - Further information can be found here:

<https://checker.ofcom.org.uk/en-gb/>

Tenure: Freehold

Council Tax Band: D

Council tax payable: £2468.39

For further material information please contact the office marketing this property.

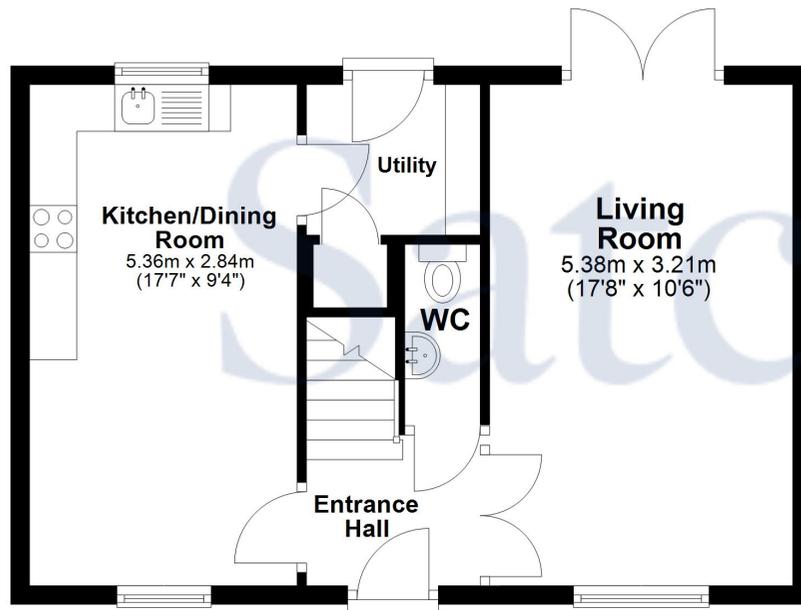




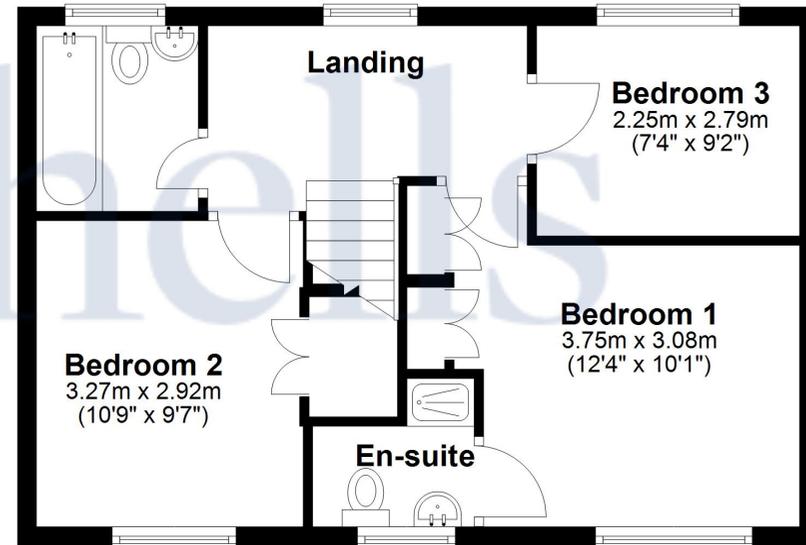
These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property 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, utilities and 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. Some content may have been created with the use of AI. 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.

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Ground Floor



First Floor



For illustration 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.
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