



12 Swanbourne Close, Biggleswade, Bedfordshire. SG18 8EN

Satchells



## 4 Bedroom Detached House £680,000 Freehold

Situated in a quiet cul-de-sac, off of London Road, this detached home offers spacious and versatile accommodation, including Four reception rooms and potential for an Annex!

- Quiet cul-de-sac
- Four/Five Double Bedrooms
- Annex potential
- Spacious, versatile accommodation
- Four reception rooms
- Large rear garden
- Ample driveway
- En-suite shower room
- Modern fitted kitchen
- EPC - D Council Tax Band- D

## **Ground Floor**

### **Entrance Hallway:**

Double glazed front door opens into the entrance hallway. Stairs rise to the first-floor landing. Understairs storage. Wood effect flooring. Radiator. Ceiling lights. Glazed internal door to:

### **Cloakroom:**

A modern two-piece suite comprising a low level WC and wash hand basin. Tiled splashbacks. Double glazed window to front aspect. Radiator.

### **Living Room:**

Abt. 19' 6" x 11' 8" max (5.94m x 3.56m) A large living room ideal for family life. The remote controlled electric fireplace is situated in the centre of the room, with a large window overlooking the front aspect. Glazed double doors open into the family room, providing an open plan space in the daytime and closing them to provide a cosy sitting room in the evening. Wood effect flooring. Ceiling light. Radiator.

### **Kitchen:**

Abt. 19' 9" x 8' 5" (6.02m x 2.57m) Finished to a high specification, this beautiful modern kitchen offers a range of high gloss wall and base units, with tall larder cupboards and pan draws. Built in appliances include Two 'NEFF' Slide and hide ovens and One 'NEFF' microwave oven, all with self-clean features. NEFF Coffee machine, Five ring gas hob with 'NEFF' extractor hood and dishwasher. There is also space for a washing machine, tumble dryer and American style fridge/freezer. Pantry cupboard. Black composite sink and drainer with stainless steel mixer tap. Splash back tiles. Tiled flooring. Spotlights. Opening into:

### **Dining Area:**

Abt. 17' 8" x 10' 0" (5.38m x 3.05m) The dining area can comfortably fit a table seating 12-14 people. This is a bright and airy room with Two velux windows, feature windows to the side aspect and further windows and double glazed patio doors overlooking the rear garden. Tiled flooring. Spotlights. Radiator. Internal glazed doors opening into:

### **Family Room:**

Abt. 13' 8" x 9' 4" (4.17m x 2.84m) This reception room is currently being used as an office/sitting room however could also lend itself to a playroom, depending on your personal needs. Wood effect flooring. Radiator. Two wall lights.

### **Boot Room/Playroom:**

Abt. 11' 3" x 7' 5" (3.43m x 2.26m) Offering many uses and lots of potential, currently being used as a boot room, this reception room could also be used as a playroom, gym or could be converted to an annex, along with the home office. Wood effect flooring. Spotlights. Radiator.

### **Home Office/Bedroom Five:**

Abt. 14' 9" x 7' 4" (4.50m x 2.24m) Currently being used as a home office, this reception room has a double glazed door and window overlooking the rear garden. With plumbing easily available this room could be converted to a utility room or annex, the options are endless. Cupboard housing boiler. Carpeted. Spotlights. Radiator.

## **First Floor**

### **Landing:**

Double glazed window to side aspect. Door to airing cupboard. Loft hatch. Doors to all rooms. Carpeted. Ceiling light.

### **Bedroom One:**

Abt. 15' 7" x 8' 9" (4.75m x 2.67m) A generous double bedroom with a bank of fitted wardrobes offering ample storage with draws, shelving and rails. Double glazed window to rear aspect. Carpeted. Ceiling light. Radiator. Door to:

### **En-Suite:**

A modern three piece suite comprising a low level WC, wash hand basin and shower cubicle. Fully tiled walls and flooring. Radiator. Spotlights.

### **Bedroom Two:**

Abt. 10' 9" x 9' 5" (3.28m x 2.87m) A double bedroom with double glazed window to front aspect. Carpeted. Ceiling light. Radiator.

### **Bedroom Three:**

Abt. 11' 7" x 7' 0" (3.53m x 2.13m) A double bedroom with double glazed window to rear aspect. Carpeted. Ceiling light. Radiator.

### **Bedroom Four:**

Abt. 8' 7" x 7' 9" (2.62m x 2.36m) A further double bedroom with double glazed window to front aspect. Carpeted Ceiling light. Radiator.

**Family Bathroom:**

A modern Four piece suite comprising a low level WC, wash hand basin, over-sized bath with central taps and a single shower cubicle. Fully tiled walls and flooring. Double glazed widow to side aspect. Ceiling light. Radiator.

**Outside****Rear Garden:**

This beautiful, private rear garden measures approximately 60ft. The garden is mainly laid to lawn with a range of mature trees and shrubs. The large patio area has a brick-built BBQ which is ideal for entertaining.

**Driveway:**

The large block paved driveway is situated to the front of the property and provides off road parking for approximately three cars.

**Additional Information****The local Area: Biggleswade & surrounding:**

Situated in a quiet cul-de-sac, just off of London Road, this property is ideal for commuters, located just 1 mile from Biggleswade mainline train station with a journey time of approximately 30 minutes to London Kings Cross, St Pancras. Also within walking distance are local amenities, Biggleswade town centre and the popular A1 Retail Park, with high street stores such as M&S, Boots, Homebase and Next.

For those who like the countryside, there is a wide range of countryside walks nearby. Whether you visit Jordan's Mill for a cup of tea and some cake, the RSPB reserve in Sandy or the popular Shuttleworth Collection, you are not short for choice.

**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 check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

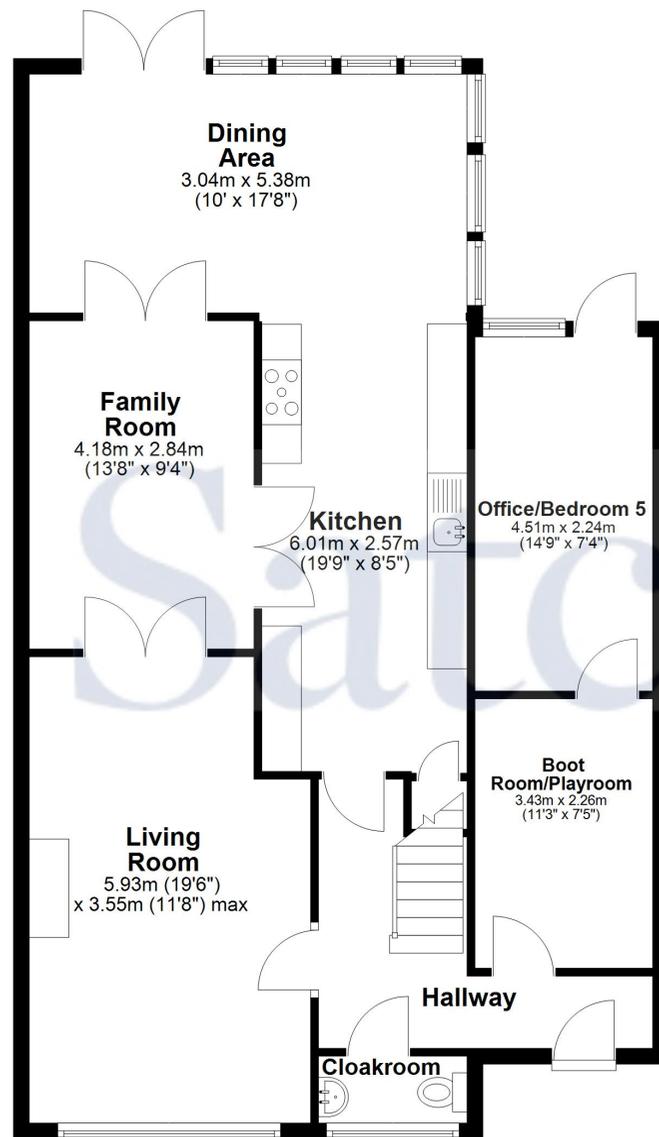




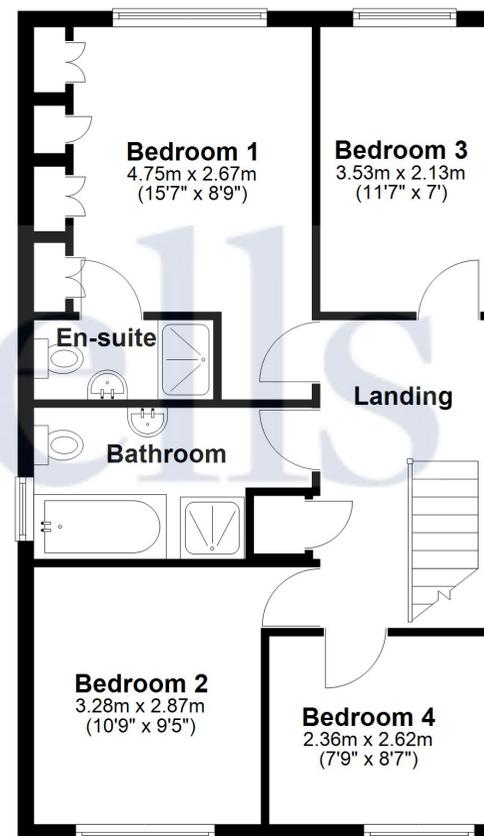
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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, 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. 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 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.