



Redman Gardens, Biggleswade, Bedfordshire. SG18 0DF





3 Bedroom Semi-Detached House £465,000 Freehold

A stylish three bedroom semi detached property which has been extended and modernised over the years to make a beautiful and versatile family home.

- Extended and modernised throughout
- Three double bedrooms
- Built in storage
- Master with ensuite
- Approx. 27ft living area
- Converted garage
- Private east facing garden
- Three car driveway
- Cul-de-sac location
- EPC rating D. Council tax band D

Ground Floor:**Entrance Hall:**

Entry via front door with doors leading to living room and cloakroom. Double glazed window to front aspect. Radiator.

Cloakroom:

Low level WC and wash hand basin with mixer tap. Half wall tiling. Obscured double glazed window to front aspect.

Living Room:

Abt: 11' 6" x 27' 7" (3.51m x 8.41m) Door from hallway. Totaling approximately 27ft this is a versatile space which could be configured into two rooms if needed. Currently the rear is used as a play room with sliding doors onto the garden and Velux windows above. Door from playroom to dining area. Door from living area to kitchen. Carpet flooring. Understairs storage cupboard. Radiators.

Dining Area:

Abt: 9' 1" x 8' 4" (2.77m x 2.54m) Located to the rear with sliding doors onto the rear garden. Radiator. Tiled flooring.

Kitchen:

Abt: 8' 9" x 17' 10" (2.67m x 5.44m) A modern kitchen with matching gloss wall and base units and complimentary work surfaces. Integrated undercounter fridge, dishwasher and oven. Electric hob and overhead extractor fan. Sink and drainer with mixer tap. Tiled splashback areas. Tiled flooring. Spotlights double glazed window to front aspect. Door to utility room.

Utility Room:

Abt: 8' 6" x 9' 5" (2.59m x 2.87m) Fitted storage cupboards and worktop with undercounter space for tumble dryer. Space for freestanding fridge freezer. Double glazed door to rear garden. Door to study/family room.

Family Room:

Abt: 8' 1" x 14' 7" (2.46m x 4.45m) Currently used as a snug but could be used as a study or additional bedroom if needed. Double glazed window to front aspect. Spotlights. Carpet flooring. Radiator.

First Floor:**Bedroom One:**

Abt: 8' 4" x 16' 4" (2.54m x 4.98m) Extended by the current owners this beautiful room now has the benefit of an ensuite shower room. Fitted three-door wardrobes. Velux windows with double glazed window to rear aspect. Carpet flooring. Radiator.

Ensuite:

A modern suite comprising of a walk-in shower, low level WC and wash hand basin with mixer tap with gold accessories and heated towel rail. Obscured double glazed window to side aspect. Tiled flooring. Herringbone tiles to shower and splash back areas.

Bedroom Two:

Abt: 11' 2" x 13' 0" (3.40m x 3.96m) Double bedroom with double glazed window to front aspect. Carpet flooring. Alcove for wardrobes. Radiator.

Bedroom Three:

Abt: 10' 6" x 10' 1" (3.20m x 3.07m) Double room currently used a guest suite with fitted mirrored wardrobes. Double glazed window to rear aspect. Radiator. Carpet flooring.

Family Bathroom:

A spacious suite with his and hers basins, low level WC and panelled back with overhead shower. Obscured double glazed window to front aspect. Storage cupboard. Tiled flooring.

Outside:**Rear Garden:**

The rear garden is mainly laid to lawn with mature trees and bushes. Patio area with hot tub (negotiable) and storage shed. To the front is a block paved driveway and parking for up to three cars.

About the Area:

Biggleswade and Surrounding

This fantastic home is located in one of Biggleswade most desirable family locations. Situated within walking distance of local amenities including Sainsbury's, the popular local fish & chip shop, the town centre, local cricket and football clubs and 'The Common' which offers beautiful open countryside walks.

Biggleswade offers a wide range of public houses, restaurants and shops including a large retail park with large high street stores such as Next, Marks & Spencer and Laura Ashley. Biggleswade's mainline train station has a journey time of 31 minutes to London Kings Cross and the A1(M) is easily accessible.

Agents Notes:

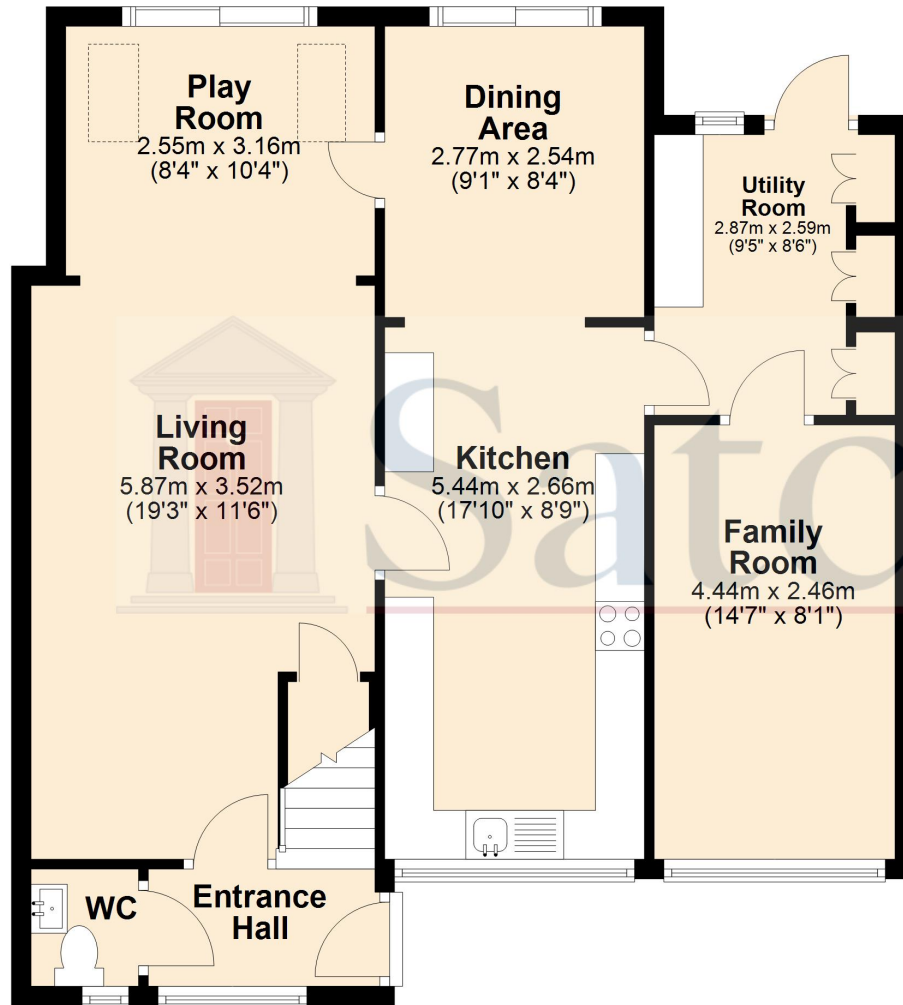
Draft details yet to be approved by the vendor and may be subject to change.



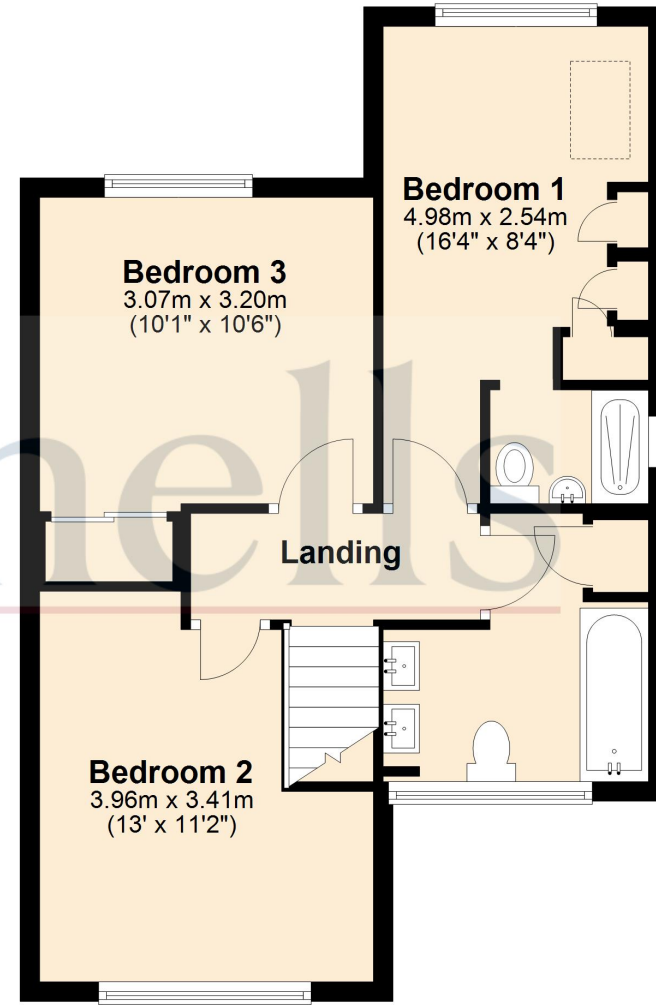


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

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.