



Presland Drive

Biggleswade,
Bedfordshire, SG18 0FU
Freehold - OIEO £475,000

country
properties

This four bedroom detached town house is situated on a corner plot in the desirable Ivel Manor development by Bellways. The property comprises' entrance hall, cloakroom, open plan kitchen/diner and lounge to the ground floor, the first floor benefits from two bedrooms, en-suite and family bathroom, a further two bedrooms and bathroom on the upper floor, rear garden, garage and off road parking for 2/3 cars.

- Detached town house
- 4 Bedrooms
- En-suite to master
- Two family bathrooms & cloakroom
- Spacious accommodation
- Garage and off road parking
- Close to local schools
- Council Tax Band E
- EPC Rating B

Ground Floor

uPVC double glazed door into:

Entrance Hall

Laminate flooring, radiator, wooden skirting boards, smoke alarm, stairs to the first floor, wooden door to under stairs storage cupboard housing fuse box, heating & hot water control, wooden door to:

Cloakroom

5' 02" x 2' 11" (1.57m x 0.89m)
Tiled flooring, wooden skirting boards, radiator, low level W.C, wash hand basin, wall mounted extractor fan.

Kitchen/Dining Room

18' 05" x 9' 02" (5.61m x 2.79m)
Laminate flooring, wooden skirting boards, radiator, range of wall & base units with work surface over, and inset 1 1/2 bowl stainless steel sink and drainer. Built-in double oven, built-in gas hob with extractor over, built-in dishwasher, washing machine, fridge-freezer and water softener. uPVC double glazed sash style window to front aspect, uPVC double glazed patio doors to rear garden, T.V aerial point. Wooden door into:

Lounge

10' 09" x 18' 05" (3.28m x 5.61m)
Laminate flooring, wooden skirting boards, two radiators, uPVC double glazed sash style window to front aspect, uPVC double glazed sash style bay window to side aspect, uPVC double glazed patio doors to rear garden. T.V aerial point, double B.T socket.

First Floor

Stairs and Landing

Carpeted, wooden skirting boards, uPVC double glazed window to rear aspect, smoke alarm, wooden door to airing cupboard housing water tank and shelving. Wooden door to:



Bedroom One

13' 06" x 11' 01" (narrowing to 9' 06") (4.11m x 3.38m)
Carpeted, wooden skirting boards, radiator, uPVC double glazed window to rear aspect, uPVC double glazed window to side aspect. T.V aerial point, heating control panel, two built-in wardrobes. Wooden door to:

En-Suite

5' 03" x 4' 08" (1.60m x 1.42m)
Tiled flooring, low level W.C, shower cubicle, wash hand basin, uPVC double glazed obscured window to front aspect. Ceiling mounted extractor fan.

Bedroom Two

18' 05" x 9' 04" (narrowing to 8' 04") (5.61m x 2.84m)
Carpeted, wooden skirting boards, two radiators, uPVC double glazed sash style window to front aspect, uPVC double glazed sash style window to rear aspect.

Family Bathroom

7' 10" x 6' 03" (2.39m x 1.91m)
Tiled flooring, low level W.C, wash hand basin, shower enclosure, bath, ceiling mounted extractor fan, wall mounted heated towel radiator, uPVC double glazed obscured sash style window to front aspect.

Second Floor

Stairs and Landing

Carpeted, wooden skirting boards, radiator, smoke alarm. Door to:

Family Bathroom

6' 02" x 5' 05" (1.88m x 1.65m)
Vinyl flooring, wash hand basin, low level W.C, shower, wall mounted heated towel rail, ceiling mounted extractor fan, uPVC double glazed obscured window to front aspect.

Bedroom Three

11' 00" x 14' 08" (3.35m x 4.47m)
Carpeted, wooden skirting boards, radiator, uPVC double glazed window to front aspect, loft hatch.

Bedroom Four

14' 08" x 9' 05" (4.47m x 2.87m)
Carpeted, wooden skirting boards, radiator, telephone socket, uPVC double glazed window to front aspect.

Outside

Front

Pathway around the front of the property and to the side. Shrubs and trees, gas meter, outside light, brick wall around the property.

Rear Garden

Mainly laid to lawn, patio area, personnel door to garage, outside lights. Wooden gate to side access/garage and parking. Outside tap.

Driveway/Garage

Off road parking for 2 cars, two electric meters. Up and over metal door, concrete floor, power and light, wooden ceiling beams.

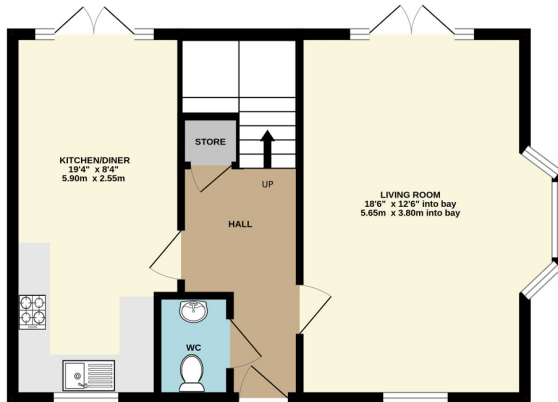
Agent's Notes

There is a yearly service charge of £199.49 which is paid annually to Crabtree Property Management.

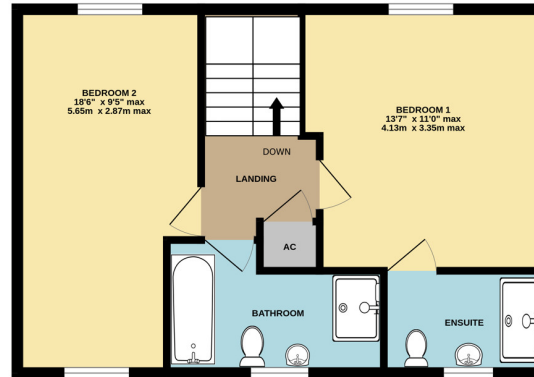




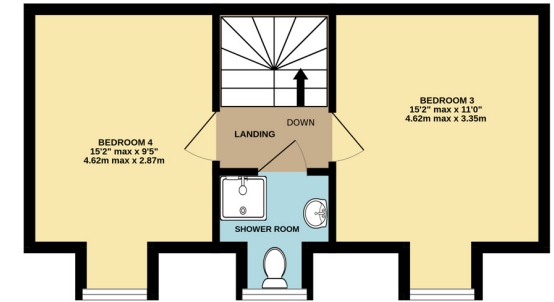
GROUND FLOOR



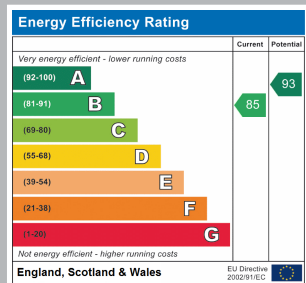
1ST FLOOR



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.
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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

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