



21, Anderson Road

Biggleswade,
Bedfordshire, SG18 8FX
£325,000

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Country Properties are delighted to present to you this fantastic 2 double bedroom home on the ever popular Kings Reach development within Biggleswade. This modern property comprises; entrance porch with a large storage cupboard, downstairs WC, open planned kitchen/lounge/diner with patio doors leading on to the low maintenance level rear garden. To the first floor accommodation are 2 very good sized double bedrooms, en-suite to master, and a family bathroom. Externally, this property also benefits from an allocated parking space. This property is highly recommended for viewing!

- Built by Taylor Wimpey on the popular Kings Reach development
- Two fantastic sized double bedrooms
- Semi-detached house
- En-suite to master
- Downstairs WC & family bathroom
- Open planned kitchen/lounge/diner
- Allocated parking space
- Good size low maintenance rear garden

Ground Floor

Entrance Porch

uPVC obscured glass front door, fully tiled into kitchen, large double cupboard housing combination boiler and space and plumbing for utilities, heating controls, double sockets, alarm system, smoke detectors, carbon monoxide detector, opening into kitchen, access to downstairs WC.

Kitchen/Breakfast Room

13' 0" x into stairs 10' 2" (3.96m x 3.10m)
Opening from the entrance porch, tiled flooring, high gloss grey cabinet wall and base units with a roll edge work top, stainless steel sink 1/2 with drainer, 4 ring gas hob with oven below and cooker hood above, space and plumbing for dish washer, tiled splash back, breakfast bar area, extractor fan, plug sockets, stairs to the first floor, large built in storage under the stairs, leads into lounge area.

Lounge/Diner

13' 0" x 11' 7" (3.96m x 3.53m)
Leading from the kitchen/breakfast room, wooden flooring, double sockets, uPVC window to the side aspect, radiator, uPVC patio doors leading onto garden.



Downstairs WC

Tiled flooring, wash hand basin with pedestal, low level flush WC, fitted mirrored cabinet, tiled splash back, dual aspect uPVC window to the front and side aspect, radiator, extractor fan.

First Floor

Landing

Radiator, access to both double bedrooms, loft access, smoke detector.

Master Bedroom

11' 8" x 9' 9" (3.56m x 2.97m)
Double sockets, TV Ariel point, radiator, large uPVC window to the rear aspect, access to en-suite.

En-suite

Tiled flooring, wash hand basin with pedestal and tiled splash back, fitted mirrored cupboard, extractor fan, low level flush WC, fully tiled shower cubicle with mains shower above, radiator.

Bedroom Two

9' 5" x 8' 6" (2.87m x 2.59m)
Large uPVC window to the front aspect, radiator, double sockets, cupboard above the stairs with storage and light, mirrored sliding doors to built in wardrobe with hanging space and shelving.

Family Bathroom

Fully tiled flooring, low level flush WC, wash hand basin with pedestal and splash back, bath with mains shower above, tiling around bath area, radiator, obscure glazed uPVC window to the side aspect.

External

Rear Garden

uPVC patio doors from the lounge/diner leading on to large level decked area with a fixed pergola with Perspex roofing. , low maintenance artificial grass, shed, small patio area to the rear, fully enclosed and private via fence to all sides, side access gate to parking.





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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