



Biggleswade, Bedfordshire. SG18 8TT





4 Bedroom Detached House £500,000 Freehold

Located on the sought-after Saxon Gate development in a select cul-de-sac of only 24 houses, this impressive family home offers four bedrooms, downstairs study, off road parking and a west facing garden.

- Four bedroom detached home
- Off road parking for two cars
- Modern kitchen
- Study
- Built in storage
- Desirable cul-de-sac
- West facing rear garden
- Walking distance to schools and amenities
- Freehold
- EPC rating C. Council tax band E

General Description

Living/ Dining Area

Door from hallway leading to a bright and airy 27ft dual aspect living space with feature bay window and French doors leading out into the garden. Wood laminate flooring throughout. Coving to ceiling. Statement mantle piece with electric fire. Radiator below bay window and additional radiator in the dining area. Door leading through to Kitchen.

Kitchen

Howdens steel grey gloss kitchen fitted three years ago. Granite worktops, one and a half ceramic sink with stainless steel tap. Integrated appliances including fridge/freezer, dishwasher, washing machine, oven and induction hob with extractor fan. Two-seater breakfast bar. Tiled flooring and splash back areas. Spotlights and under cabinet lighting. Window to rear aspect.

Study

Rear half of garage currently used as a study but could easily be reverted back into a single garage. Wall mounted boiler only two years old. Wood laminate flooring. Fuse box.

Cloakroom

Comprises of a low-level WC and wash hand basin. Tiled splash back area. Obscured double glazed window to side aspect.

Bedroom One

Spacious room with three windows to front aspect. Built in four-door

wardrobe with hanging rail and additional storage above. Door to ensuite. Radiator. Carpet flooring.

Ensuite

Recently re-fitted with double length walk-in shower. Low level WC and wash hand basin with mixer tap and vanity unit. Chrome towel rail. Floor to ceiling tiling and tiled flooring. Obscured double glazed window to front aspect.

Bedroom Two

Double glazed window to rear aspect. Radiator. Carpet flooring.

Bedroom Three

Double glazed window to rear aspect. Carpet flooring. Radiator.

Bedroom Four

Double glazed window to rear aspect. Laminate flooring. Radiator.

Bathroom

Family three-piece bathroom suite comprising of bath with handheld shower, low level WC and wash hand basin. Tiled flooring and splash back areas. Obscured double glazed window to side aspect.

Outside

Sunny west facing private garden mainly laid to lawn with mature trees and shrub borders. Patio area and side access leading to driveway. Tucked around the corner is a large storage shed with power, currently housing a tumble dryer. To the front is a driveway for two cars and access the front half of the garage. To the side is a

separate area for bin storage.

About the Area

This beautiful home is perfectly located within the popular Saxon Gate development. The local leisure centre with swimming pool and gym is within strolling distance, along with local shops and a large park. Biggleswade town centre and mainline train station is also only 1 mile away, approximately 20 minutes on foot using various cut throughs and footpaths. The town centre has a large range of shops, pubs and restaurants, offering something for everyone. Biggleswade mainline train station has services into London Kings Cross, St Pancras with the quickest journey time being only 23 minutes.

Local schools are within walking distance, along with the large A1

retail park with high street stores such as Next, Marks & Spencer and Boots.

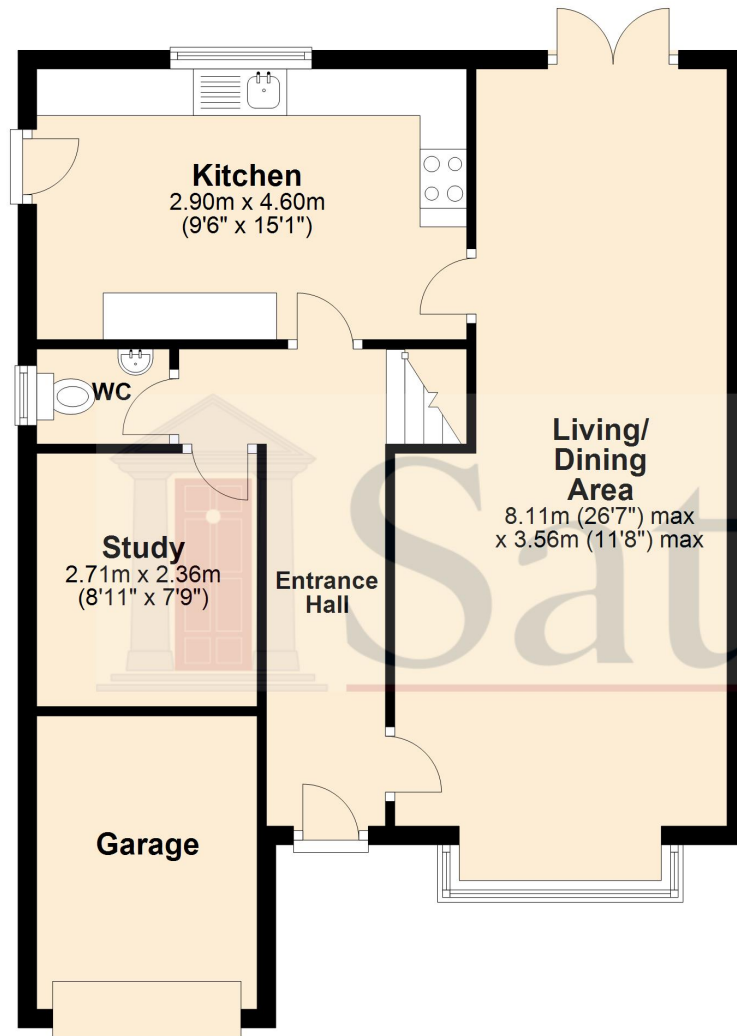
For those who like the countryside, there is a wide range of countryside walks nearby. whether you visit Jordan's Mill for a cup of tea and some cake, the RSPB reserve in Sandy or the popular Shuttleworth Collection, you are not short for choice.



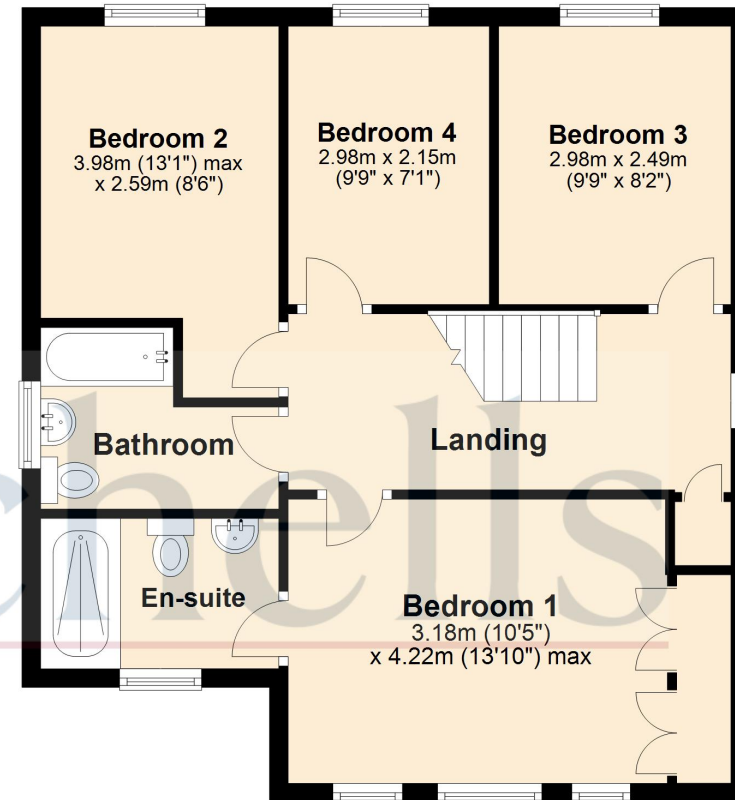


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



Total area: approx. 121.9 sq. metres (1312.1 sq. feet)

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.