



8, Ickwell Road

Northhill, Biggleswade,
Bedfordshire, SG18 9AB

£500,000

country
properties

Spacious and stylish, this home features a stunning 23-foot kitchen/dining area with bi-fold doors leading to a sunny west-facing garden—perfect for family time and entertaining. The property offers three generous double bedrooms and a convenient home office for modern living. Located in the charming and idyllic village of Northill with amenities at nearby Sandy and Biggleswade.

- Master bedroom with en suite and overlooking the rear garden
- Large shingle driveway provides ample off road parking
- 3 Double bedrooms
- Backing farmland and local countryside walk on your doorstep
- Useful utility room and cloakroom
- Well presented throughout just move in
- 16ft living Room with wood burning stove - Ideal for those cold winter evenings
- Sought after village location of Northill



GROUND FLOOR

Entrance Hallway

Stairs raising to first floor. Radiator. Under stairs storage cupboard. Wood effect flooring. Doors into cloakroom, study, living room, kitchen/dining/family room.

Cloakroom

Obscure double glazed window to front aspect. Low level wc, wash hand basin with tiled splashback. Radiator. Wood effect flooring.

Study

7' 2" x 6' 1" (2.18m x 1.85m) Double glazed window to side aspect. Wood effect flooring. Radiator.

Kitchen/Dining/Family Room

23' 11" x 20' 8" (7.29m x 6.30m) Fitted with a range of wall and base units with complementary work surfaces over. Tiled splashbacks. Inset stainless steel one and a half sink and drainer unit with swan neck mixer tap over. Built-in electric double oven, electric hob with glass splashback and stainless steel extractor hood over. Space for fridge. Wood effect flooring. Central Island with breakfast bar and storage cupboards. Open plan to Dining area. Wood effect flooring. Radiator. Bi-fold doors onto rear garden. Airing cupboard housing pressurised hot water tank.

Utility Room

6' 2" x 6' 1" (1.88m x 1.85m) 6' 0" x 5' 10" (1.83m x 1.78m) Double glazed window to side aspect. Base units with work surface over and upstands. Inset stainless steel sink and drainer unit with swan neck mixer tap over. Space and plumbing for washing machine. Floor standing oil fired boiler. Radiator.



Living Room

16' 11" x 10' 4" (5.16m x 3.15m) Double glazed window to front aspect. Radiator. Wood effect flooring. Inset multi fuel stove with stone hearth. Open plan into Dining area.

FIRST FLOOR

Landing

4' 0" x 10' 1" (1.22m x 3.07m) Double glazed window to rear aspect with views over paddock land. Radiator. Loft access to partially boarded loft space. Doors into all rooms.

Bedroom 1

17' 6" x 10' 11" (5.33m x 3.33m) Double glazed window to rear aspect with views over paddock land. Radiator. Door in En-suite.

En-suite

Velux window. Double shower cubicle. Low level wc. Pedestal wash hand basin. Tiled splashbacks. Tiled flooring. Extractor fan.

Bedroom 2

14' 10" x 10' 1" (4.52m x 3.07m) Double glazed window to front and side aspect. Radiator.



Bedroom 3

13' 8" x 7' 10" (4.17m x 2.39m) Double glazed window to front aspect. Radiator. Storage cupboard fitted with shelving.

Bathroom

Two double glazed windows to rear aspect overlooking paddock land. Four piece suite comprising: panelled enclosed bath. Double shower cubicle. WC. Pedestal wash hand basin. Tiled splashbacks. Extractor fan. Radiator. Tiled flooring.

EXTERNAL

Rear Garden

West facing. Paved patio area with pergola over. Laid mainly to lawn with flower & shrub borders. Water tap. Service light. Timber summerhouse fitted with power & light. Gated access to front aspect.

Front Aspect

Laid to shingle providing off road parking for several cars. Lawn area to front with flower and shrub borders.

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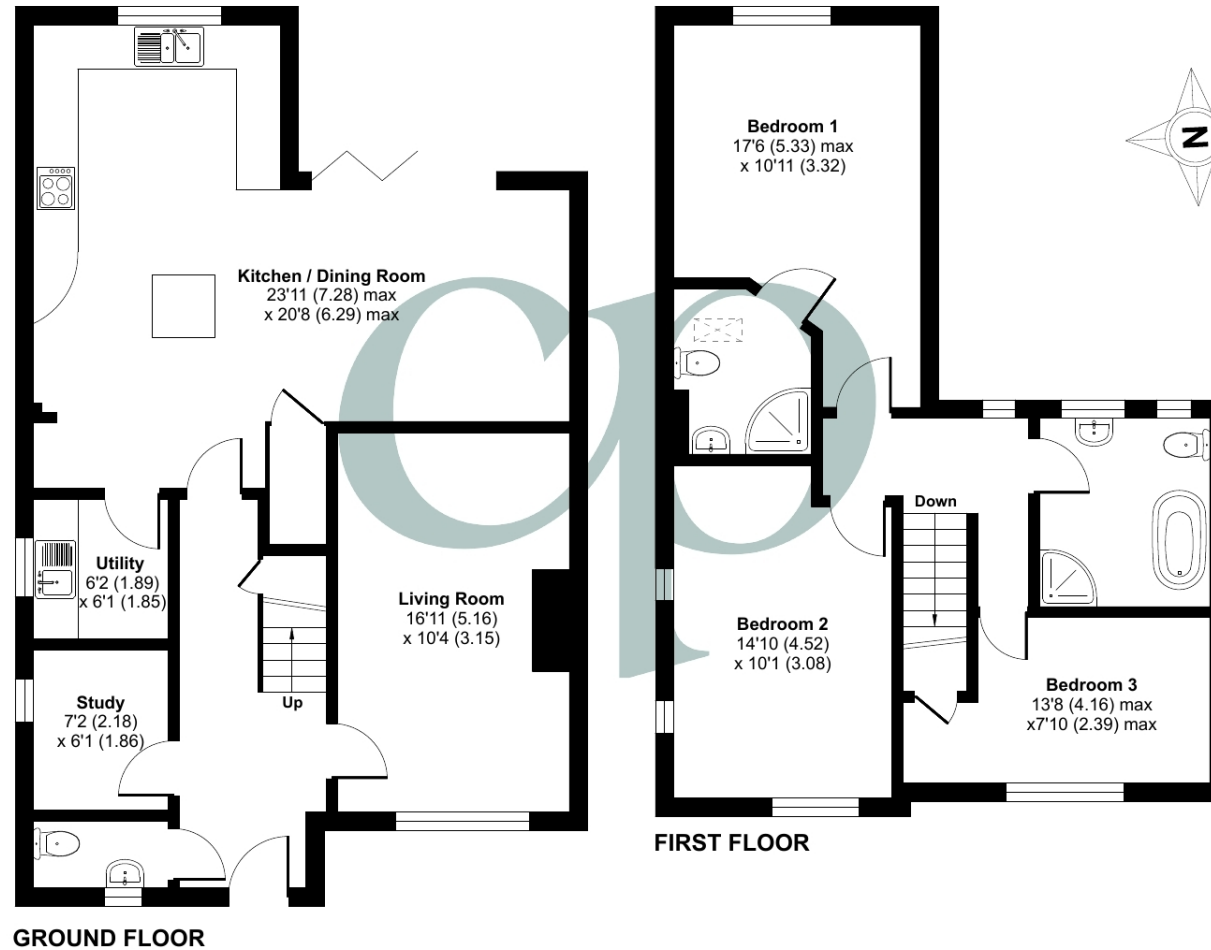
PRELIMINARY DETAILS - NOT YET APPROVED AND MAY BE SUBJECT TO CHANGES



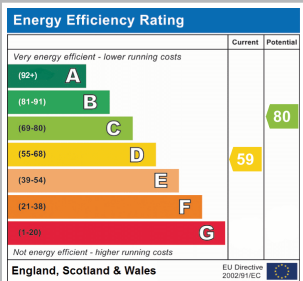


Approximate Area = 1373 sq ft / 127.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1204644



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Viewing by appointment only

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