



6, Tansey End

Biggleswade,
Bedfordshire, SG18 8WL
Freehold £365,000

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We are delighted to present this exceptional semi-detached house, now on the market for sale. The property is in good condition and is beautifully presented with modern conveniences. Located in a sought-after location, the house boasts close proximity to public transport links, local amenities, primary and secondary schools only a few minutes walk away, nearby parks, cycling routes and a retail park, making it an ideal purchase for first-time buyers and families alike.

The ground floor of the house features an open-plan lounge/diner that exudes an atmosphere of light and airiness. Patio doors lead onto a well-sized patio area in the garden, creating an ideal space for entertaining and outdoor dining. The property also benefits from a downstairs cloakroom, an essential feature for any bustling family home. The heart of this home is undoubtedly the kitchen. Boasting wood- effect laminate countertops and flooded with natural light, it also features a breakfast bar, providing a casual dining area or a place for children to do their homework while meals are being prepared.

On the first floor, you will find three well-appointed bedrooms. The master bedroom is a comfortable double room and benefits from an en-suite bathroom for added convenience. The en-suite includes a shower cubicle, providing a private and convenient bathing space. The second bedroom is another good-size double room, while the third bedroom, though a single, is generously proportioned and could also serve as an ideal home office or guest room. The family bathroom is tastefully decorated and comes with a heated towel rail and a bath with a shower above, offering the best of both worlds for bath lovers and those who prefer a quick shower.

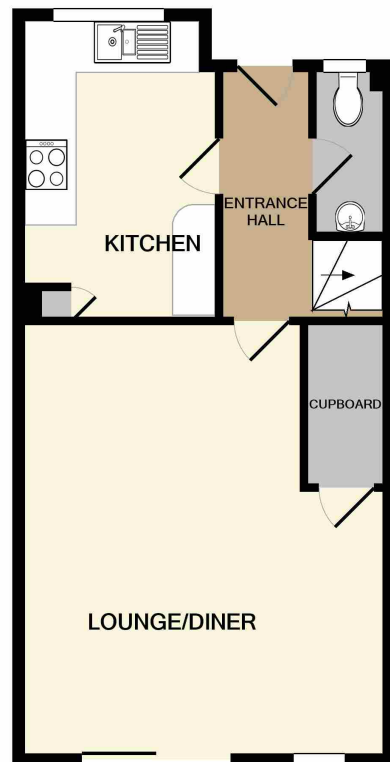
A standout feature is the driveway, providing off-street parking for two cars, a sought-after commodity. This house is chain free, alleviating one of the potential stresses of moving.

In conclusion, this semi-detached house strikes the perfect balance between modern living and homely comfort. It's not just a house, but a potential home ready to welcome its new owners. The property's condition, combined with its unique features and prime location, make it a must-see on your property search list. We invite you to arrange a viewing and see for yourself the lifestyle this property has to offer.

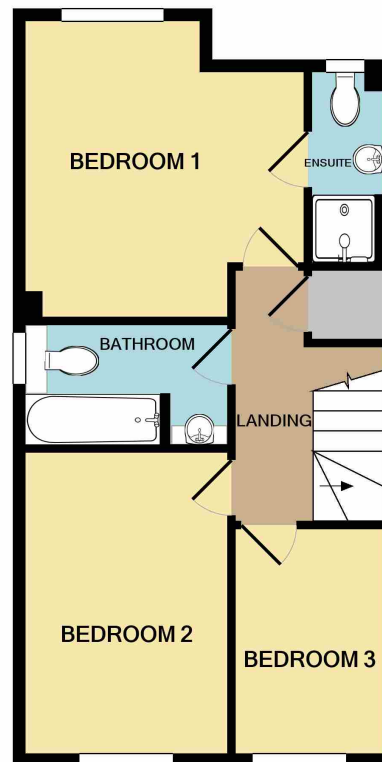
- Chain Free
- Popular Saxon Gate development
- Semi-detached home
- Three bedrooms
- 16ft Lounge/Diner overlooking the rear garden
- En-suite & family bathroom
- Gardens & off road parking for 2 vehicles
- Council Tax band D & EPC rating D







GROUND FLOOR
APPROX. FLOOR
AREA 395 SQ.FT.
(36.7 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 393 SQ.FT.
(36.5 SQ.M.)

TOTAL APPROX. FLOOR AREA 788 SQ.FT. (73.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	86
(81-91)	B	
(69-80)	C	65
(55-68)	D	
(39-54)	E	
(21-38)	F	G
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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