



Soundy Paddock, Biggleswade, Bedfordshire. SG18 0RQ





2 Bedroom Semi-Detached House £350,000 Freehold

SOLD PRIOR TO MARKETING! SIMILAR PROPERTIES REQUIRED! One of only a select few Two-bedroom houses on this estate! Immaculately presented with private garden and driveway, this property would make a great first home!

- Two bedroom semi detached house
- Only 6 years old
- Enclosed garden
- Driveway for two cars
- Ensuite
- Immaculately presented
- Desirable St Andrews estate
- Walking distance to schools
- Annual service charge £234.24
- EPC rating B. Council tax band C



Ground Floor

Entrance Hall:

Entry via composite front door. Feature mosaic tiled flooring. Stairs rising to first floor landing. Entry to living room.

Living Room:

Abt. 15' 2" x 11' 3" (4.62m x 3.43m) A bright but cosy space with access to the kitchen. Carpet flooring. Radiator. Understairs storage cupboard. Window to front aspect.

Kitchen:

Abt. 14' 0" x 10' 6" (4.27m x 3.20m) A modern gloss kitchen with a range of wall and base units. Tiled splashback areas. Integrated appliances include fridge/freezer, dishwasher, oven and gas hob with overhead extractor fan. French doors leading to garden. Space for four-seater dining table. Door to WC.

WC & Utility:

Accessed via the kitchen the WC briefly comprises of a low-level WC and wash hand basin with mixer tap. Radiator. Utility space located off of the kitchen/ dining area with small worksurface and wall mounted cupboard. Undercounter space for washing machine.

First Floor

Landing:

Access to both bedrooms and family bathroom. Access to loft which has been boarded by the current owners with loft ladder.

Principal Bedroom:

Abt. 9' 7" x 9' 4" (2.92m x 2.84m) A large double bedroom with fitted mirrored wardrobes. Access to ensuite. Carpet flooring. Window to rear aspect. Radiator.

Ensuite:

A modern three piece suite with low level WC, wash hand basin and shower cubicle and heated towel rail.

Bedroom Two:

Abt. 12' 9" x 10' 3" (3.89m x 3.12m) Another large double bedroom with fitted wardrobes added by the current owners. Carpet flooring. Radiator. Window to front aspect.

Bathroom:

Abt. 6' 10" x 5' 6" (2.08m x 1.68m) A three piece family bathroom with panelled bath and hand held shower attachment, low level WC and wash hand basin with mixer tap. Heated towel rail. Tiled flooring.

Outside

Garden and Parking:

Enclosed rear garden mainly laid to lawn with seating area located to the rear. We have been advised that all fences are owned by neighbouring properties therefore the owners have no responsibility over these. Access to driveway via side gate. Private tarmac driveway for two vehicles and parking available on street for visitors.

About The Area

About the area:

This beautiful home is located on the St Andrews development which is extremely popular due to its more open feel with multiple park areas and countryside beyond. The local 'Edward Peake' School and 'The Kings Reach' pub are both situated within a five-minute walk.

There are a wide range of countryside walks within strolling distance, you can wander across 'The Common' which links up to the RSPB nature reserve in Sandy which is approximately a two-mile walk across the open countryside.

Biggleswade offers a wide range of public houses, restaurants and shops including a large retail park with high street stores such as Next, Marks & Spencer and Boots. Biggleswade's mainline train station offers fast trains to London Kings Cross in a journey time of approximately 30 minutes and the A1(M) is easily accessible.

Agents Note:

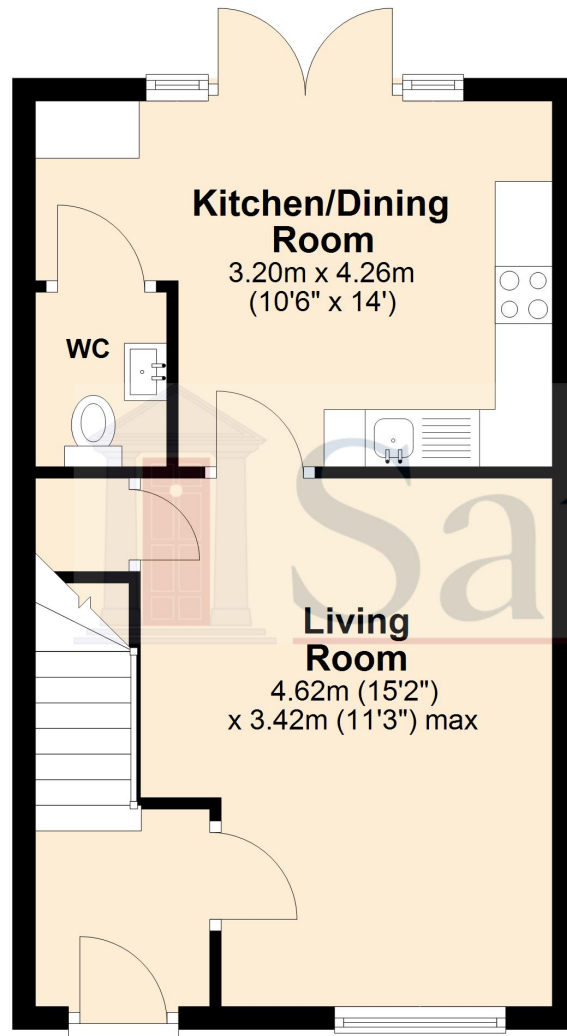
Draft particulars yet to be approved by vendor and may be subject to change.



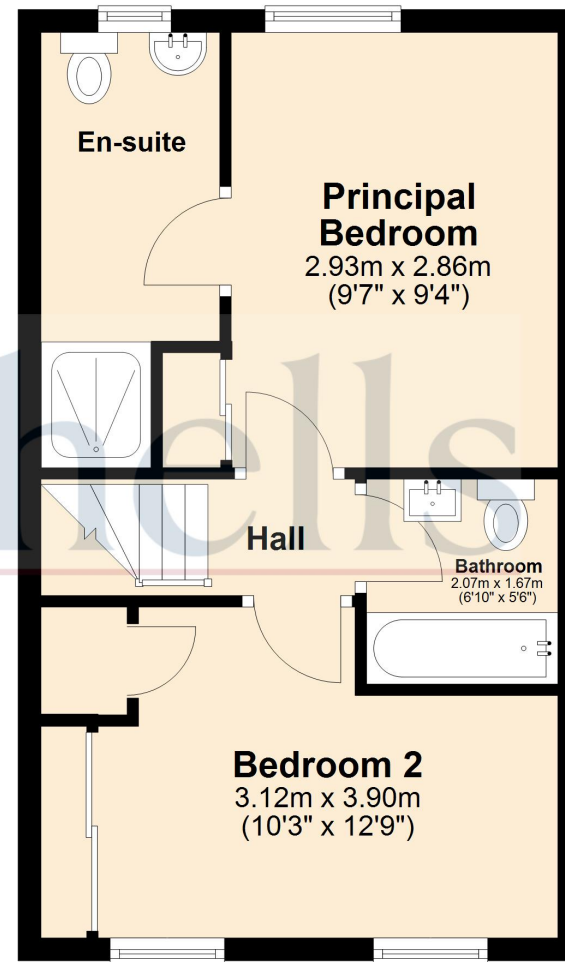
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



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.