



# 11, Holme Court Avenue

Biggleswade,  
Bedfordshire, SG18 8PF  
Freehold £600,000

COUNTRY PROPERTIES  
PART OF HUNTERS

OPEN DAY SATURDAY 4th February!!! This well presented and much improved 4/5 bedroom detached family home is situated along the popular road Holme Court Avenue in Biggleswade, close to the A1 Retail Park for shops and amenities, good access to the A1 motorway and just 1.1 miles from Biggleswade train station & town centre. The property boasts great living accommodation throughout but with added scope to add more (subject to planning permission). Benefits to include:- 4/5 bedrooms, re-fitted modern kitchen/dining room, lounge with multi-fuel burning stove, utility, downstairs cloakroom & en-suite to master, gym/playroom/office, modern family bathroom, good sized rear garden and driveway providing off-road parking for 3/4 cars.

- OPEN DAY SATURDAY 4TH FEBRUARY 2023
- South facing garden
- 4/5 Bedrooms
- Refitted 17ft Modern Kitchen/Dining Room
- Lounge with Multi-Fuel Burning Stove
- DETACHED
- Utility, Re-fitted downstairs W.C & En-Suite to Master
- Gym/Playroom/Office
- Modern Family Bathroom
- Good Sized Rear Garden
- Driveway providing off-road parking for 3/4 cars

## Ground Floor

### Entrance Hall

14' 11" x 9' 3" (4.55m x 2.82m)  
uPVC double glazed door & feature glass to front aspect, radiator, dark wood effect laminate.

### Lounge

17' 11" x 11' 11" (5.46m x 3.63m)  
uPVC double glazed window to front aspect, coving to ceiling and picture rails, radiator, multi-fuel burning stove with oak mantle & stone base.

### Kitchen/Dining Room

17' 1" x 13' 0" max (5.21m x 3.96m)  
Modern re-fitted kitchen with eye & base level units with solid oak work surfaces over, built-in 5 ring induction hob, built-in electric oven & separate electric microwave oven, integrated fridge, freezer, and dishwasher. Ceramic tiled splash-back wall areas, dark wood effect laminate flooring, inset spotlights, radiator, uPVC double glazed French doors & window to garden.

### Utility Room

6' 2" x 8' 6" (1.88m x 2.59m)  
Space for washing machine and fridge/freezer, ceramic tiled flooring, uPVC double glazed door to front and rear aspects, uPVC double glazed window to rear aspect, 2 x built-in storage areas.

### Gym/Playroom/Office

9' 9" x 9' 9" (2.97m x 2.97m)  
Power & light.

### Cloakroom

8' 01" x 4' 03" (2.46m x 1.30m)  
Modern re-fitted white suite comprising low level W.C, wash hand basin, dark wood effect laminate flooring, uPVC double glazed obscure window to rear aspect, chrome up-right heated towel rail.

### Workshop

9' 9" x 6' 10" (2.97m x 2.08m)  
Power & light, door to garden, single glazed window to garden.



## First Floor

### Landing

10' 02" x 5' 10" (3.10m x 1.78m)

Loft hatch.

### Bedroom 1

13' 4" x 12' 0" narrowing to 10' 10" (4.06m x 3.66m)

Walk-in wardrobe, uPVC double glazed window to front aspect, radiator.

### En-Suite

6' 05" x 4' 03" (1.96m x 1.30m)

Modern re-fitted white three piece suite comprising walk-in double shower with ceramic tiled splash-back walls and glass panel splash-back. Low level W.C, wash hand basin with ceramic tiled splash-back wall. Ceramic tiled flooring, chrome up-right heated towel rail, inset spotlights, and extractor fan.

### Bedroom 2

10' 04" x 9' 10" (3.15m x 3.00m)

uPVC double glazed window to rear aspect, radiator, coving to ceiling.

### Bedroom 3

10' 04" x 7' 07" (3.15m x 2.31m)

uPVC double glazed window to rear aspect, radiator.

### Bedroom 4

10' 08" x 6' 0" (3.25m x 1.83m)

uPVC double glazed window to rear aspect, radiator.

### Office/5th Bedroom

6' 2" x 6' 1" (1.88m x 1.85m)

uPVC double glazed window to front aspect.

## Bathroom

7' 5" x 5' 9" (2.26m x 1.75m)

Modern white three piece suite comprising low level W.C, wash hand basin, roll top bath with shower over and shower screen, ceramic tiled splash-back wall, chrome up-right heated towel rail, vinyl flooring.

## Outside

### Front

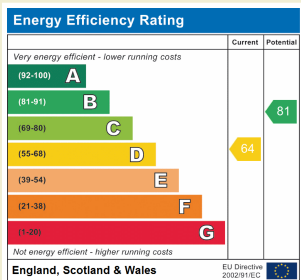
Block-paved driveway providing off road parking for 3/4 cars, laid to lawn with shrubs surrounding, hedgerows and brick wall surrounding. Rear access through timber gate.

### Rear Garden

Mainly laid to lawn with shrubs and trees, raised railway sleeper borders with shrubs, block paved patio area, timber shed, timber fence surrounding, outside water tap.







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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