



172, Drove Road

Biggleswade,  
Bedfordshire, SG18 0HP

OIEO £450,000

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For Sale

This beautifully extended 3 bedroom semi-detached family home situated within walking distance to Biggleswade town centre. This property has been modernised to a high standard and comprises; entrance hallway, downstairs WC, lounge, kitchen/diner, garden room/snug, three good sized bedrooms, family bathroom, large fully enclosed garden, spacious summer house, detached single garage and a driveway for 3-4 vehicles.

Biggleswade Town Centre is steeped with history, and is up & coming with all your amenities and a retail park. It also has great commuting into London, good schooling and local cafes, restaurants and bars and easy access onto the A1 motorway.

- Beautiful Extended Semi-Detached House
- Two Reception Rooms
- Driveway For 3 - 4 Vehicles and a Garage
- Good Sized Garden & Large Summer House
- Great Central Location
- Three Bedrooms
- Open Plan Kitchen/Diner
- Downstairs WC and Family Bathroom
- Brand New Double Glazing Throughout
- Close to Local Amenities & Good Schooling



## Ground Floor

### Entrance Hall

uPVC front door, sliding oak door to living room, oak door to WC, stairs to first floor, large radiator, alarm system, telephone point, double sockets.

### Kitchen/Diner

19' 4" x 11' 9" (5.89m x 3.58m)

Sliding oak door from lounge, large radiator, double sockets, large square opening into garden room/snug, space for large American style fridge/freezer, high gloss white base and wall units with a wooden roll top worktop, five ring gas hob, stainless steel sink and drainer, tiled splash back, uPVC obscure window to the side, uPVC window to the rear aspect, under stairs cupboard housing the combination boiler, double oven, space and plumbing for a washing machine and dishwasher.

### Lounge

14' 4" into bay x 12' 3" (4.37m x 3.73m)

Large uPVC bay window, large radiator, oak sliding door from hallway, double sliding oak doors leading to dining area, stone surround inset multi-fuel burner, double sockets, dimmable light switch.

### Downstairs WC

Low level flush WC, wash hand basin with tiled splash back, space and storage under the stairs, single glazed obscure window to side aspect.

### Garden Room/Snug

13' 6" x 11' 0" (4.11m x 3.35m)

Large square opening from the kitchen/diner, uPVC bi-folding doors to the rear overlooking the garden. Two double glazed Velux windows, uPVC stable door to the side, limestone patio tiles, electric fire, double sockets, large radiator.



## First Floor

### Landing

uPVC window to side aspect, loft access with ladder and light, smoke detector, access to family bathroom and all three bedrooms.

### Master Bedroom

11' 10" x 11' 7" (3.61m x 3.53m)

Radiator, uPVC window to rear aspect, double sockets.

### Bedroom 2

11' 7" x 11' 4" (3.53m x 3.45m)

Radiator, large uPVC window to front aspect, double sockets.

### Bedroom 3

8' 3" max x 7' 4" max (2.51m x 2.24m)

Radiator, double sockets, uPVC window to front aspect.

### Family Bathroom

Obscure uPVC window to rear aspect, partly tiled, heated towel rail, low level flush WC, wash hand basin with unit, bath with mixer tap and shower head, stand alone shower cubicle with main shower.



## External

### Front

Paved driveway for 3-4 vehicles, access to front of the garage, side gate with access to patio area leading to the rear garden.

### Garden

Accessed via double glazed bi-fold doors and stable door from the garden room/snug, side gate to driveway, double glazed door into garage, brick built BBQ area on a patio area leading onto a large artificial lawn area with raised flower beds, enclosed via fence and trees, large patio area towards the summer house at the rear with ample space for garden furniture.

### Summer House

19' 6" x 11' 4" (5.94m x 3.45m)  
Fitted bar, electric fire, two double glazed windows to the front aspect, double glazed patio doors, power and lighting, fully insulated and plastered. A very versatile space.

## Garage/Utility

11' 10" x 7' 7" (3.61m x 2.31m)

Accessed via uPVC obscure door to the side entering to the rear of the garage, utility space to the rear, plumbing for tumble dryer, uPVC window to the rear aspect, fully insulated, opening into the further area of the garage.

## Garage

14' 11" x 11' 10" (4.55m x 3.61m)

Space for a car and plenty of storage. This space is used for climbing with a built in climbing wall and ceiling, electric roll garage door to the front, lighting.

## Owners Loved About The Property

"Having sun in the garden all day".  
"Cosy nights in front of the log burner".  
"The option of the open plan to allow us to entertain".

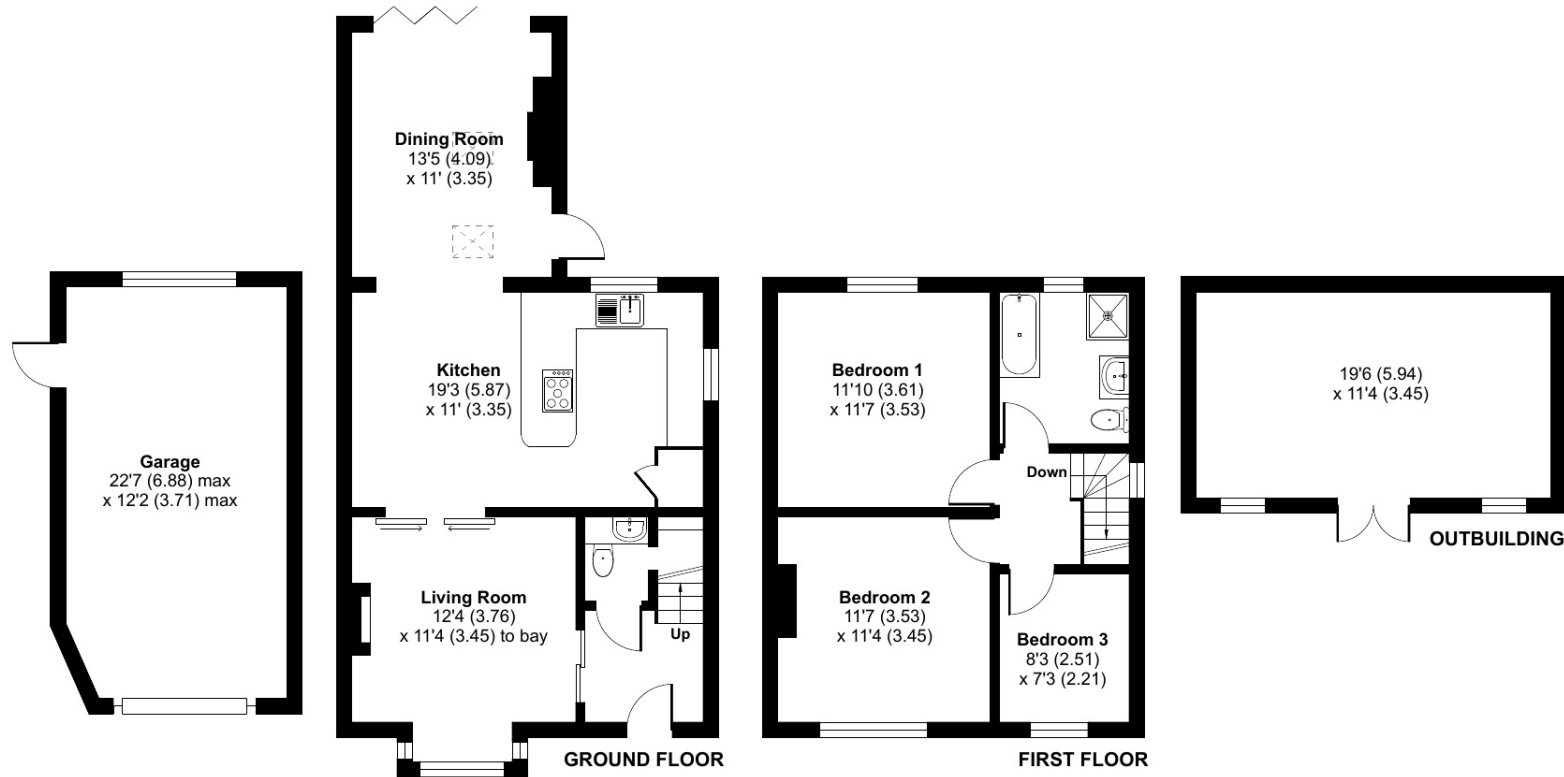




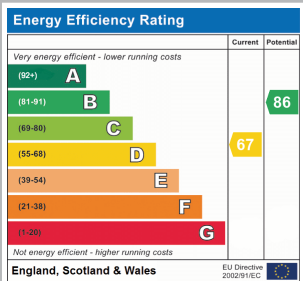


Approximate Area = 1085 sq ft / 100.7 sq m  
 Garage = 272 sq ft / 25.2 sq m  
 Outbuilding = 221 sq ft / 20.5 sq m  
 Total = 1578 sq ft / 146.4 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1081275



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Viewing by appointment only

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