



Coates Road, Biggleswade, Bedfordshire. SG18 8US





3 Bedroom Semi-Detached House £400,000 Freehold

This spacious three bedroom home boasts a beautifully landscaped rear garden, single garage, and driveway with parking for two cars. Situated in a central location on the popular Kings Reach development within strolling distance of local amenities!

- Three bedroom semi detached
- Landscaped rear garden
- Modern kitchen
- En-suite to master bedroom
- Single garage
- Parking for two/three cars
- Central Kings Reach location
- EPC rating B. Council tax band D

Ground Floor

Entrance Hallway:

Double glazed front door opens into the entrance hallway. Stairs rise to the first floor landing. Doors to all rooms. Wood effect ceramic flooring. Ceiling light. Radiator.

Cloakroom:

A modern two piece suite comprising a low level WC with wash hand basin. Wood effect ceramic flooring. Tiled splash back. Ceiling light. Radiator.

Kitchen/Breakfast Room:

A modern fitted kitchen comprising a range of matching wall and base units with complimenting worksurface. One and a half-inset sink with mixer tap and splashback tiles. Integrated fridge freezer, washing machine, dishwasher, four ring gas hob with extractor fan above and a single electric oven. Double glazed window to front aspect. Wood effect ceramic tiles. Spotlights. Radiator.

Living Room:

Abt. 13' 10" x 12' 8" (4.22m x 3.86m) A generous living room with patio doors overlooking the rear garden bringing in lots of natural light. Carpeted. Ceiling light. Radiator.

First Floor

Landing:

Doors to all rooms. Carpeted. Ceiling light. Radiator.

Bedroom Two:

Abt. 13' 10" x 12' 6" (4.22m x 3.81m) A large double bedroom with two

double glazed windows to rear aspect. Wardrobes to remain. Carpeted. Radiator. Ceiling light.

Bedroom Three:

Abt. 9' 6" x 7' 1" (2.90m x 2.16m) A generous single bedroom with double glazed window to front aspect. Carpeted. Radiator. Ceiling light.

Bathroom:

A modern three piece suite comprising a panelled bath with shower over, low level WC and wash hand basin with mixer tap. Chrome heated towel rail. Half height tiled walls and tiled flooring. Spotlights. Extractor fan.

Second Floor

Bedroom One:

Abt. 21' 2" x 13' 10" max (6.45m x 4.22m) The second floor hosts the main bedroom suite and en-suite shower room. A double glazed window overlooks the front aspect. Double glazed velux window to rear aspect. Wardrobes to remain. Radiator. Carpet flooring. Ceiling light.

En-Suite Shower Room:

A modern three piece suite comprising a double shower cubicle with electric shower, low level WC and wash hand basin with mixer tap. Velux window to rear aspect. Tiled splashback areas and flooring. Chrome heated towel rail. Spotlights. Extractor fan.

Outside

Garden:

The private east facing rear garden has been beautifully landscaped by the current owner. Mainly laid to astro turf with areas laid to sandstone paving, providing an ideal space to entertain. Door into garage. Gate to

driveway.

Garage and Parking:

There is a single garage with power and light. Parking in front for two cars.

About The Area:

This lovely property is well positioned on the popular Kings Reach development which offers multiple park areas, a Sainsbury's local, coffee shop, pizzeria, fish & chip shop, community centre and lower school.

Within walking distance, you will find the 'Kings Reach' pub, Biggleswade leisure centre and the A1 retail park with large high street stores such as Next, Marks & Spencer, Boots and Homebase. There are also lots of countryside walks nearby including the 'Green Wheel' and longer walks providing access to the RSPB Nature Reserve in Sandy.

Located approximately 1 mile away is Biggleswade town centre & mainline train station which offers direct links into London's Kings Cross St Pancras, with a journey time of approx. 40 minutes.

Agents Note:

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

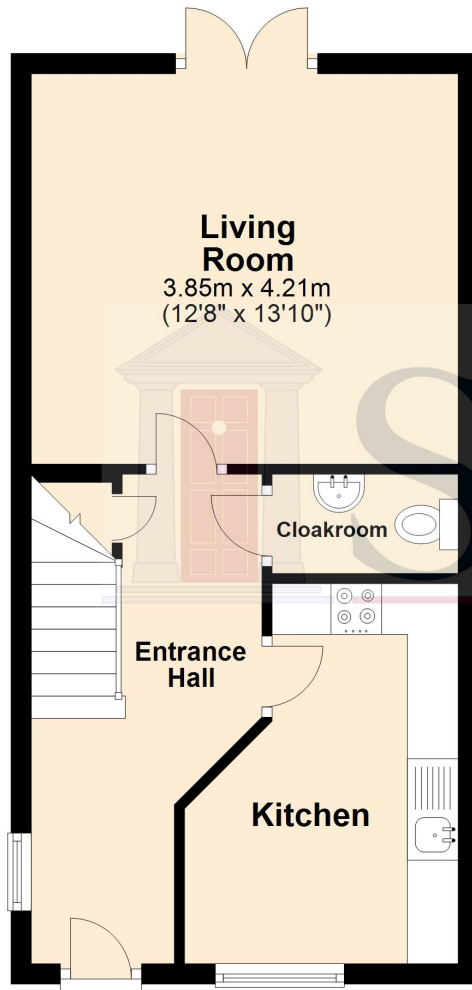




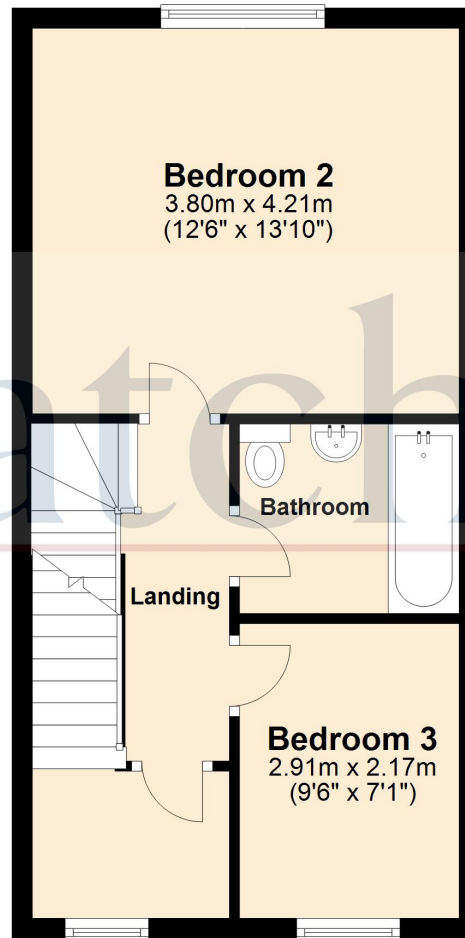
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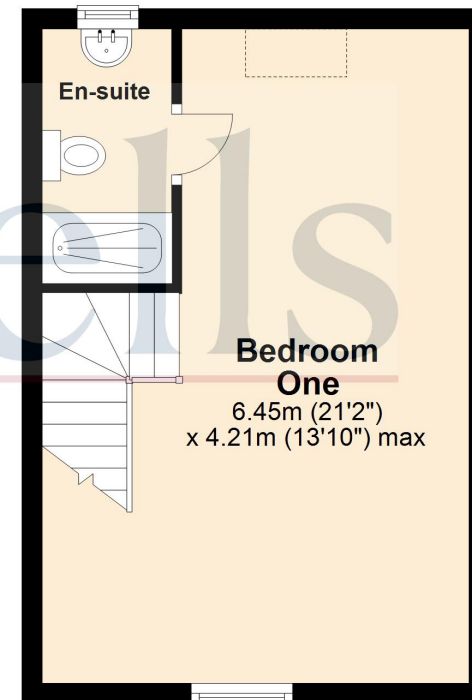
Ground Floor



First Floor



Second Floor



For illustration 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.