



Avocet Close, Biggleswade, Bedfordshire. SG18 8HQ





4 Bedroom Detached House Offers in the Region of £450,000 Freehold

Located within a quiet cul-de-sac only half a mile from Biggleswade town centre and train station. Offering four bedrooms, double garage and a beautifully kept South facing rear garden!

- Four bedroom detached family home
- Double garage
- Off road parking
- Private south facing rear garden
- Log burner
- 17' living room
- Built in wardrobes
- Approx 10 minute walk to town centre
- Solar panels
- EPC rating A. Council tax band E



Ground Floor

Hallway:

Entry via composite front door. Doors leading to cloakroom, kitchen/diner and living room. Stairs rising to first floor. Radiator.

Cloakroom:

Two-piece suite comprising of low level WC and hand basin. Obscured double glazed window to side aspect.

Living Room:

Dual aspect room with doors leading to garden. Feature log burner and bay window. Carpet flooring.

Kitchen/Diner:

A modern gloss kitchen with a range of wall and base units. Wood effect worktop. Freestanding fridge/freezer and under counter space for dishwasher and washing machine. Integrated eye level oven and grill, induction hob with extractor fan overhead. Stainless steel sink and drainer. Tiled splash back areas. Wall mounted boiler. Space for 6-8 seater dining table. French doors onto garden. Window to rear aspect.

First Floor

Bedroom One:

A large double bedroom with full width mirrored wardrobes. Window to rear aspect. Carpet flooring.

Bedroom Two:

Double bedroom with fitted mirrored wardrobes. Window to rear aspect. Carpet flooring.

Bedroom Three:

A small double or large single bedroom. Laminate flooring. Window to front aspect.

Bedroom Four:

Single bedroom with fitted mirrored wardrobes. Laminate flooring. Window to rear aspect.

Bathroom:

Three piece suite comprising of low level WC, wash hand basin with vanity unit and panelled bath with overhead shower. Chrome heated towel rail. Obscured window to side aspect. Tiled flooring. Fully tiled walls.

Outside Garden:

A beautifully sunny and private South facing rear garden mainly laid to lawn with shrub borders and feature pond. Patio areas for outdoor dining.

Garage and Parking:

The double garage is currently connected to the house via a passage way. The garage can be accessed from the garden or the driveway. Power and lighting. Block paved driveway for five vehicles. Visitor parking available on street.

About The Area:

This property is ideal for commuters, conveniently located just 0.6 miles from Biggleswade town and mainline train station, with fast trains into London Kings Cross in approx. 30 minutes, and excellent road links to the A1.

Biggleswade market town offers a wide variety of cafes, pubs, restaurants, shops and gym. Nearby is the popular A1 Retail Park offering high street stores such as Next, Marks & Spencer, B&Q and many more.

Agents Note:

Solar panels are owned by the seller and will be transferred over to the new owner on completion.

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

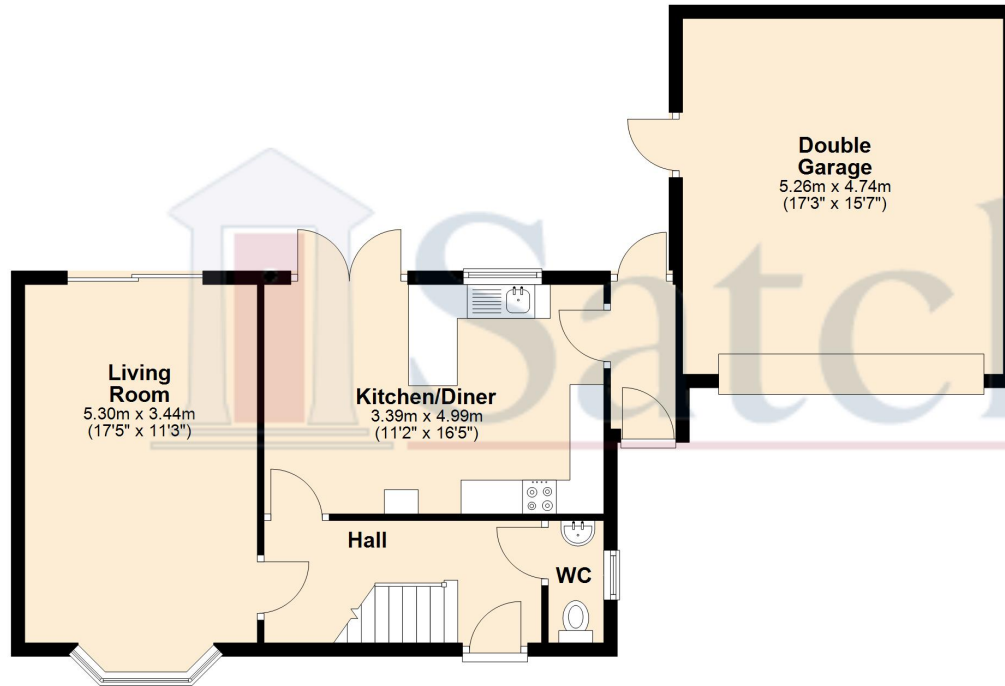




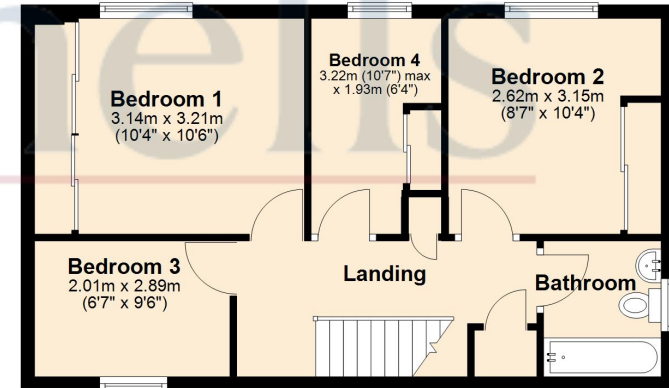
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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