5, Heron Close

Biggleswade,
Bedfordshire, SG18 8HG
Freehold £330,000

COUNTRY PROPERTIES
PART OF HUNTERS

A wonderful 3 bedroom family home offering generous accommodation to the ground floor. The property has been extended and improved and has the additional benefit of Nest heating, conservatory, modern downstairs cloakroom and garage en-bloc with parking to front. Situated in a quiet cul-de-sac with less than half a mile walk from Biggleswade train station and town centre. An ideal purchase for commuters and first time buyers.

- QUIET CUL-DE-SAC POSITION
- END OF TERRACE HOUSE
- 3 BEDROOMS
- 17ft LIVING ROOM
- MODERN DOWNSTAIRS CLOAKROOM
- KITCHEN/DINER
- CONSERVATORY
- FAMILY BATHROOM
- BEAUTIFUL ENCLOSED GARDEN
- GARAGE EN-BLOC WITH PARKING TO FRONT

Ground Floor

Entrance Hall

2 radiators. Stairs rising to first floor accommodation.

Living Room

17' 5" x 11' 7" (5.31m x 3.53m)
Window to front. 2 radiators. Luxury vinyl wood effect flooring.

Inner Lobby

Cloakroom

Modern 2 piece suite. Low level WC. Wash hand basin with vanity under. Storage cupboard.

Kitchen/Diner

14' 10" x 10' 2" (4.52m x 3.10m)
Sliding patio doors leading to conservatory. Radiator. Fitted wall and base level units with work surfaces over. Space for washing machine, dishwasher and tumble dryer. Built-in electric cooker with gas hob and extractor over. 1 1/2 stainless steel sink and drainer unit. Tiled floor.

Conservatory

12' 1" x 8' 11" (3.68m x 2.72m)
Tiled floor. Radiator. Brick base. Windows to rear and side. French doors to garden.

First Floor

Landing

Airing cupboard with wall mounted combi boiler. Hatch to loft space. Doors to:-

Bedroom One

11' 11" x 8' 4" (3.63m x 2.54m)
Window to rear. Radiator.

Bedroom Two

10' 7" x 8' 8" (3.23m x 2.64m)
Window to front. Radiator.

Bedroom Three

8' 5" x 7' 9" (2.57m x 2.36m)
Built-in single wardrobe. Radiator. Window to front/side.

Family Bathroom

Panelled bath with electric shower over. Low level WC. Pedestal wash hand basin. Fully tiled. Heated towel rail. Window to rear.

Outside

Front

Mainly laid to lawn. Pathway leading to front door. Gated access to rear.

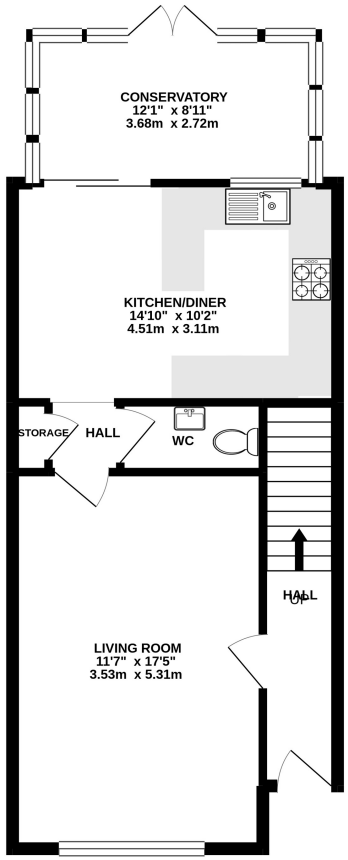
Rear Garden

Patio and decking area. Lawn area. Raised flower borders. Gated access to front.

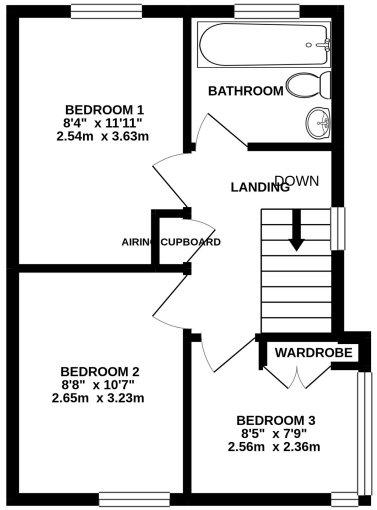
Garage

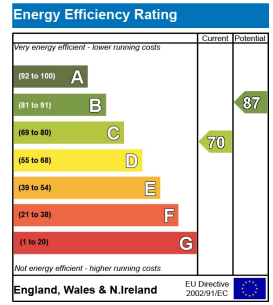
En-bloc. Parking for 1 car in front.

GROUND FLOOR
522 sq.ft. (48.5 sq.m.) approx.



1ST FLOOR
341 sq.ft. (31.7 sq.m.) approx.





TOTAL FLOOR AREA : 863 sq.ft. (80.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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