COUNTRY PROPERTIES
PART OF HUNTERS

3, Kitelands Road

Biggleswade,
Bedfordshire, SG18 8NS
Freehold £650,000

GROUND FLOOR
APPROX. FLOOR
AREA 1270 SQ.FT.
(117.9 SQ.M.)

1ST FLOOR
APPROX. FLOOR
AREA 650 SQ.FT.
(60.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 1919 SQ.FT. (178.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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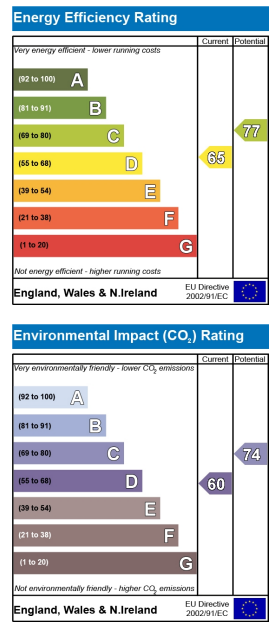

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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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www.country-properties.co.uk

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NO CHAIN This beautifully presented EXTENDED 4 bedroom Detached Family Home is situated along Kitelands Road in Biggleswade, close to the A1 Retail Park. The current owner has updated the property to a high standard throughout. Benefits include 4 bedrooms, re-fitted bespoke fitted kitchen/breakfast room, 23ft lounge, study, 23ft garden room/dining area, re-fitted downstairs shower room, family bathroom and en-suite, private walled garden, driveway providing off road parking for 3/4 cars and 38ft garage. An internal viewing comes highly recommended.

- NO CHAIN
- EXTENDED DETACHED
- 4 BEDROOMS
- RE-FITTED BESPOKE KITCHEN/BREAKFAST ROOM
- 23ft LOUNGE
- STUDY
- 23ft GARDEN ROOM/DINING AREA
- RE-FITTED SHOWER ROOM, EN-SUITE & BATHROOM
- PRIVATE WALLED REAR GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING FOR 3/4 CARS LEADING TO 38ft GARAGE

Ground Floor

Entrance Hall

15' 6" x 5' 10" (4.72m x 1.78m)
Double glazed frosted composite door to front aspect. Upright radiator. Inset spot lights. Porcelain tiled flooring. Stairs rising to first floor accommodation with under stairs storage cupboard.

Shower Room

6' 1" x 5' 11" (1.85m x 1.80m)
Modern grey and white re-fitted 3 piece suite comprising of walk-in corner shower with rainwater head and separate hand-held shower attachment. Low level WC with inset push flush. Wash hand basin with built-in under cupboards and wall tap. Inset spot lights. Fully porcelain tiled from floor to ceiling. Upvc double glazed frosted window to front aspect. Key-light double glazed window to front aspect.

Lounge

23' 11" x 17' 5" narrowing to 9' 1" (7.29m x 5.31m)
Dual aspect. Upvc double glazed frosted window to side aspect. Upvc double glazed patio doors to garden. Coving to ceiling. Open fireplace with portuguese limestone slate base. Parquet flooring. 2 radiators. Timber 1 1 / 4 doors to garden room.

Study

7' 8" x 5' 8" (2.34m x 1.73m)
Upvc double glazed window to rear aspect. Coving to ceiling.

Garden Room/Dining Room

23' 2" narrowing to 20' 11" x 9' 8" (7.06m x 2.95m)
4 Upvc double glazed windows to rear aspect. 4 Upvc double glazed windows to side aspect. Upvc double glazed door to side aspect. Ceramic tiled flooring.

Kitchen/Breakfast Room

15' 6" x 15' 3" (4.72m x 4.65m)
Dual aspect. Bespoke fitted kitchen with a large range of eye and base level units with granite work surfaces over and large breakfast bar. 1 1 / 2 sink and drainer unit. Built-in AEG induction hob with stainless steel extractor over. Built-in AEG double electric oven, separate AEG electric grill and AEG microwave. Integrated fridge and separate freezer and dishwasher. Porcelain tiled flooring. LED spot lights. Under pelmet lights and plinth lighting. Large storage area with built-in storage. 2 double glazed key-light windows to rear aspect. Double glazed key-light window to side aspect. Upvc double glazed window to front aspect.

Utility Room

8' 11" x 5' 6" (2.72m x 1.68m)
Built-in eye level units with work surfaces over. Plumbing for washing machine. Space for fridge/freezer. Radiator. Porcelain tiled flooring.

First Floor

Landing

Upvc double glazed window to rear aspect. Radiator. Loft hatch. Built-in storage cupboard with shelving. Airing cupboard housing immersion tank. Doors to:-

Bedroom One

12' 1" x 10' 8" (3.68m x 3.25m)
Upvc double glazed window to front aspect. Radiator. Coving to ceiling. Built-in double wardrobe with hanging rail and shelving.

En-Suite

7' 4" x 6' 9" (2.24m x 2.06m)
Modern re-fitted white 3 piece suite comprising of walk-in triple shower with rainwater head, separate hand-held shower attachment, porcelain tiled splash back wall and glass surround. Low level WC with inset push flush. Wash hand basin with built-in under cupboards and work surface over. Porcelain tiled flooring and window sill. Extractor fan. Stainless steel upright heated towel rail. Upvc double glazed frosted window to front aspect.

Bedroom Two

11' 11" x 11' 7" (3.63m x 3.53m)
Dual aspect. Upvc double glazed windows to side and rear aspects. Radiator. A range of built-in wardrobes, drawer units and bedside cupboards.

Bedroom Three

11' 5" x 8' 3" (3.48m x 2.51m)
Dual aspect. Upvc double glazed windows to front and side aspects. Radiator. Coving to ceiling. Built-in cupboard housing gas fired boiler and pump.

Bedroom Four

10' 11" x 7' 5" (3.33m x 2.26m)
Upvc double glazed window to rear aspect. Radiator.

Family Bathroom

6' 10" x 5' 8" (2.08m x 1.73m)
Dual aspect. Modern white 3 piece suite comprising of panelled bath with rainwater shower head over, separate hand-held shower attachment over and glass splash screen. Low level WC. Wash hand basin with built-in under cupboards. Fully porcelain tiled from floor to ceiling. Inset spot lights. Chrome upright heated towel rail. Upvc double glazed frosted window to side aspect. Upvc double glazed window to rear aspect.

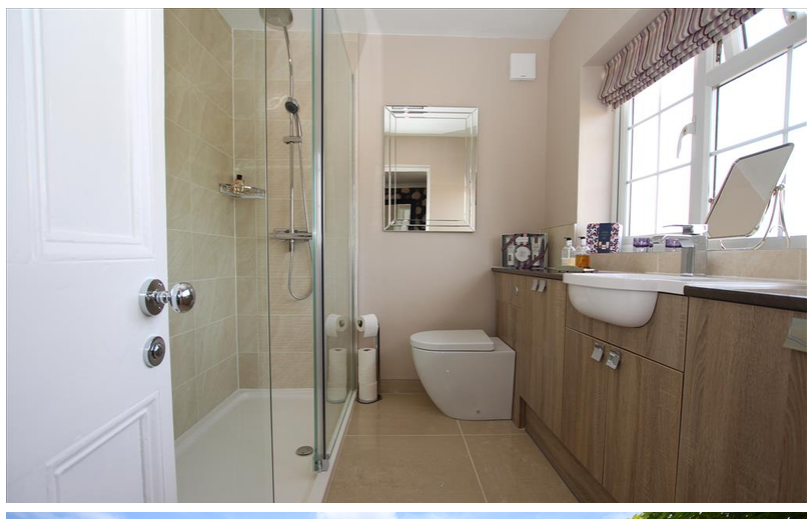
Outside

Front

Block paved driveway providing off road parking for 3/4 cars leading to garage and front entrance. Brick wall surrounding.

Garage

38' 0" x 7' 10" (11.58m x 2.39m)
Electric roller door to front. Power and light. Upvc double glazed frosted door to side aspect. Upvc double glazed frosted feature glass to rear aspect.

Rear Garden

Mature and fully enclosed private walled garden. Laid to lawn. Raised shrub areas surrounding. Large sandstone patio area.