



Arnold Rise, Biggleswade, Bedfordshire. SG18 8UF





## 3 Bedroom Semi-Detached House

### £385,000 Freehold

Situated on a generous end plot on a quiet Cul-De-Sac, this immaculately presented, three-bedroom home offers generous accommodation throughout! Benefits include single garage, driveway providing parking for two cars, en-suite shower room to master bedroom and a low maintenance rear garden! This property is ideal for first time buyers or families!



- Three bedroom home
- Large end plot
- Garage and driveway
- Immaculately presented
- Modern kitchen/diner
- En-suite to the master bedroom
- Popular location
- Ideal first time buy
- EPC rating B. Council tax band D

**Ground Floor:****Entrance Hallway:**

Composite front door leads into the entrance hallway. Stairs rise to first floor landing. Door opens into living room. Radiator. 'Karndean' flooring.

**Living Room:**

Generous living room with double glazed window overlooking the front aspect. Radiator. 'Karndean' flooring. Under stairs storage cupboard. Door opens through into:

**Kitchen/Dining Room:**

A dual aspect kitchen/dining room fitted with modern wall and base units and complimenting work surfaces. Integrated appliances to include fridge/freezer, washing machine, double electric oven with four ring gas hob and extractor hood above. Stainless steel sink and drainer. Cupboard housing boiler. Double glazed window overlooking side aspect. Double glazed patio doors opening onto the rear garden. 'Karndean' flooring. Radiator.

**Cloakroom:**

Modern two piece suite comprising a low level WC and wash hand basin with splash back tiles. 'Karndean' flooring. Extractor fan. Radiator.

**First Floor:****Landing:**

Doors to all rooms. Carpeted. Double glazed window to side aspect. Hatch to part boarded loft.

**Bedroom One:**

Master bedroom with double glazed window to front aspect. Carpeted. Radiator. Door to:

**En-Suite;**

A modern three piece suite comprising a low level WC, wash hand basin and single shower cubicle. Splash back tiles. Wood effect flooring. Heated towel rail. Double glazed window to front aspect.

**Bedroom Two:**

A double bedroom with double glazed windows overlooking the rear aspect. Carpeted. Radiator.

**Bedroom Three:**

A generous single bedroom with double glazed window overlooking the rear aspect. Carpeted. Radiator.

**Family Bathroom:**

A modern three piece suite comprising a low level WC, wash hand basin and paneled bath. Wood effect flooring. Part tiled walls. Heated towel rail.

**External:****Front: Garden:**

A small shingled front garden with a side gate leading to the rear garden.

**Rear Garden:**

A generous south east facing rear garden, mainly laid to lawn with a large paved patio area. Side gate. Outside tap.

**Garage and Driveway:**

There is a single detached garage located to the rear of the property with driveway to the front that provides parking for approximately two cars.

**About the Area:**

**Kings Reach and Surrounding:**

This lovely property is well positioned on the popular Kings Reach development which offers multiple play areas, a Sainsbury's local, coffee shop, pizzeria, 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 1.5 miles 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.

**Additional Information:**

**Agents Note:**

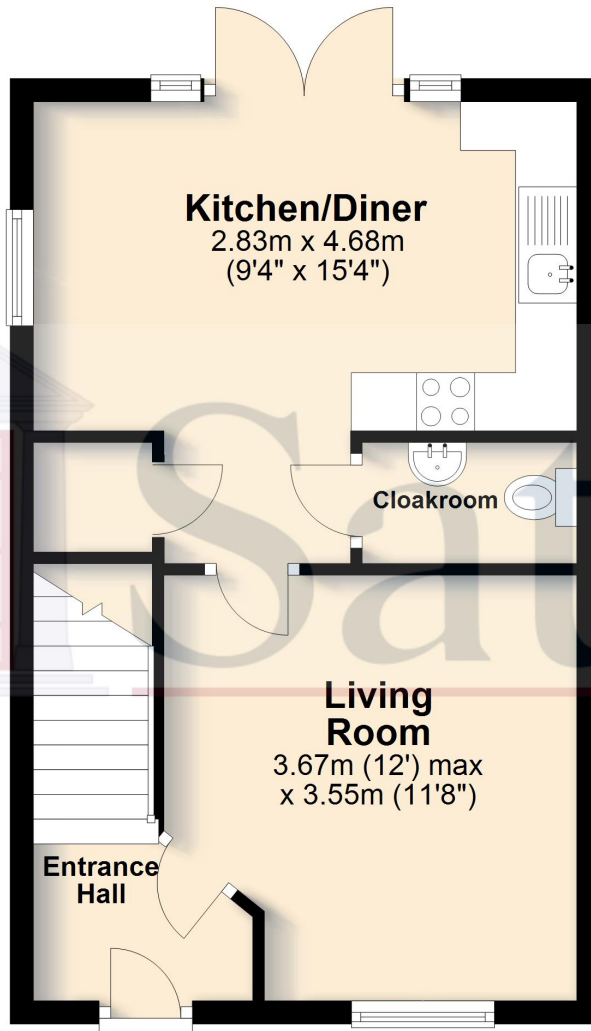
Draft details yet to be approved by the vendor and may be subject to change.



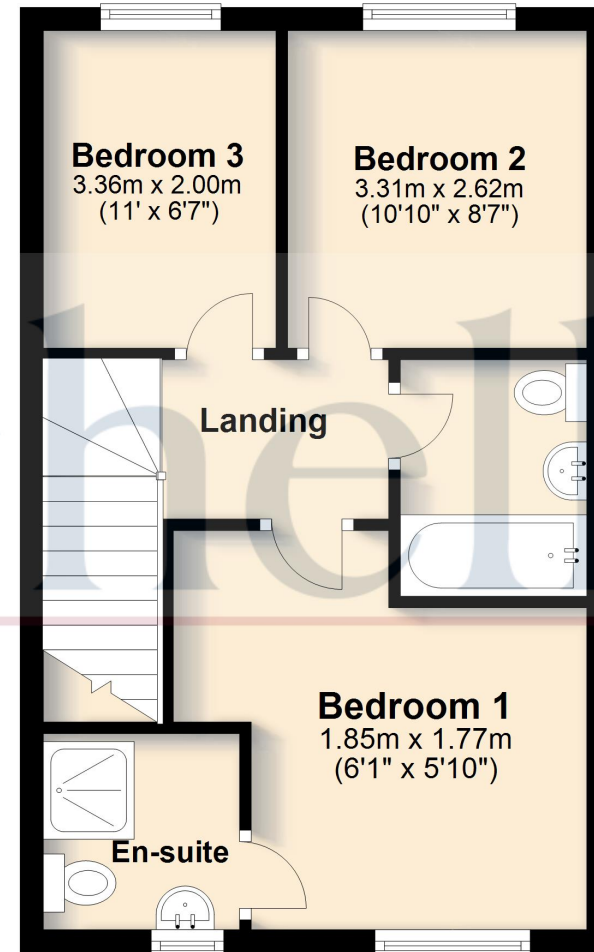


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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