23, Coltsfoot

Biggleswade,
Bedfordshire, SG18 8SR
Freehold £385,000

COUNTRY PROPERTIES
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This Beautifully presented and EXTENDED Detached home is situated along a no through road position on the popular Saxon Gate development in Biggleswade, close to local amenities, leisure centre and A1 retail park. The current owners have updated their home to a very high standard throughout.

The property benefits from 3 good sized bedrooms with built-in wardrobes, modern grey high gloss kitchen with built-in Bosch appliances to include:- gas hob with extractor over, electric grill and separate electric oven, microwave, washer/dryer, AEG dishwasher and amtico flooring, 15ft dining room with a range of built-in storage units, cupboards and amtico flooring, 18ft lounge with bi-folding doors leading to rear garden, modern en-suite to master bedroom, modern family bathroom, driveway to front providing off road parking for 3/4 cars and gated access to a well-presented and fully enclosed rear garden, mainly laid to lawn with block patio area and timber shed. An early viewing comes highly recommended so not to miss out on this beautiful home.

- POPULAR SAXON GATE DEVELOPMENT
- EXTENDED
- DETACHED
- 3 BEDROOMS
- MODERN RE-FITTED KITCHEN WITH INTEGRATED APPLIANCES
- 15ft DINING ROOM
- 18ft LOUNGE WITH BI-FOLDING DOORS TO REAR
- MODERN EN-SUITE & FAMILY BATHROOM
- FULLY ENCLOSED REAR GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING FOR 3/4 CARS

Room Sizes

Entrance Hall - 13' 5" x 2' 11" (4.09m x 0.89m)

Kitchen - 14' 2" x 7' 2" (4.32m x 2.18m)

Dining Room - 15' 6" x 7' 9" (4.72m x 2.36m)

Lounge - 18' 9" narrowing to 8' 6" x 18' 1" narrowing to 12' 2" (5.71m x 5.51m)

Landing - 11' 4" x 8' 6" narrowing to 2' 9" (3.45m x 2.59m)

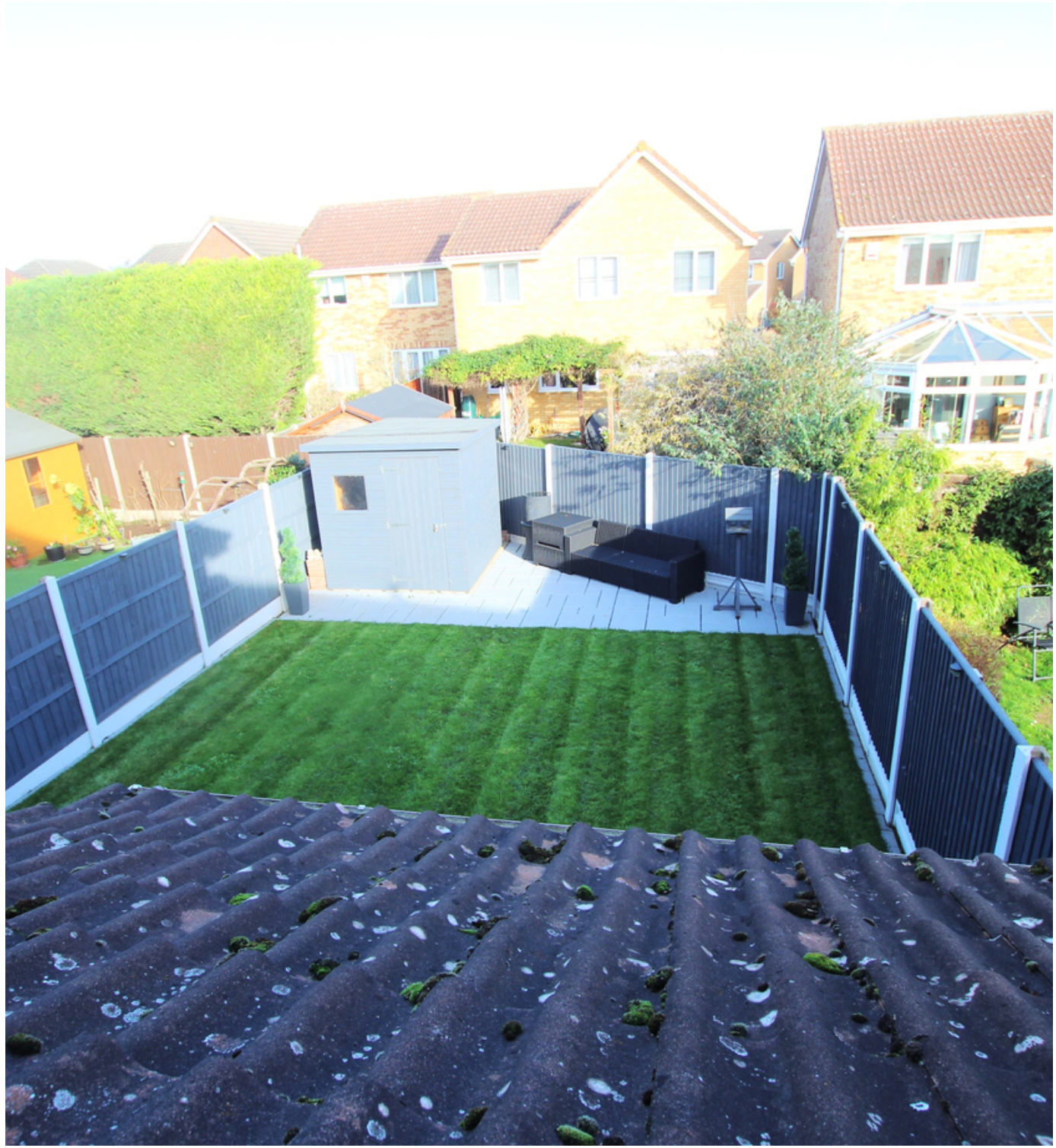
Bedroom One - 10' 5" x 10' 4" (3.17m x 3.15m)

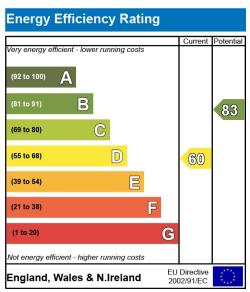
En-Suite - 8' 6" x 6' 5" (2.59m x 1.96m)

Bedroom Two - 10' 1" x 8' 7" (3.07m x 2.62m)

Bedroom Three - 7' 6" x 6' 2" excluding wardrobes (2.29m x 1.88m)

Family Bathroom - 7' 6" x 6' 5" (2.29m x 1.96m)





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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