



Plot 1 Chestnut Grove, Dunton Lane, Biggleswade, Bedfordshire. SG18 8QU | Satchells



4 Bedroom Detached House

£975,000 Freehold

Welcome to Chestnut Grove, an exclusive development of just 9 premium detached homes situated within easy reach of amenities, schools and travel links.

- 2432sqft of accommodation
- Detached double garage
- Three ensuite shower rooms
- Study
- Utility Room
- 10-Year ICW New Build Warranty
- Underfloor heating to ground floor
- Driveway for three cars



Ground Floor**Hallway:**

Abt. 25' 9" x 6' 1" (7.85m x 1.85m)

Lounge:

Abt. 15' 8" x 11' 1" (4.78m x 3.38m)

Playroom/Snug:

Abt. 14' 8" x 11' 0" (4.47m x 3.35m)

Kitchen:

Abt. 16' 1" x 14' 4" (4.90m x 4.37m)

Utility:

Abt. 9' 4" x 5' 2" (2.84m x 1.57m)

WC:**Room:**

Abt. 4' 3" x 3' 4" (1.30m x 1.02m)

Office:

Abt. 9' 4" x 6' 6" (2.84m x 1.98m)

First Floor**Landing:****Bedroom Three:**

Abt. 13' 1" x 11' 0" (3.99m x 3.35m)

Bedroom Four:

Abt. 13' 1" x 11' 0" (3.99m x 3.35m)

En-Suite:

Abt. 11' 0" x 3' 9" (3.35m x 1.14m)

Bedroom Two:

Abt. 17' 1" x 11' 0" (5.21m x 3.35m)

En-Suite:

Abt. 7' 4" x 3' 9" (2.24m x 1.14m)

Bathroom:

Abt. 9' 2" x 6' 7" (2.79m x 2.01m)

Play Room:

Abt. 11' 0" x 8' 2" (3.35m x 2.49m)

Second Floor**Principal Bedroom:**

Abt. 29' 2" x 16' 2" (8.89m x 4.93m)

En-Suite:

Abt. 9' 0" x 8' 2" (2.74m x 2.49m)

Outside**Garage:**

Abt. 21' 1" x 20' 1" (6.43m x 6.12m)

Garden:**Specification:**

Shaker style Kitchens with Quartz worktops and matching upstands. Appliances to include Oven, Induction hob, Fridge/Freezer and dishwasher. Washing machine and tumble dryer in utility room.

Oak-effect internal doors.

Efficient Air Source Heat Pump Boilers with WIFI enabled thermostats. Underfloor heating to ground floor. Provisions for high-speed broadband.

Turfed front and rear gardens. Outside taps and power sockets. Timber close board fencing.

Additional Information

About the Area:

This exclusive development is located only a 5-minute walk to the A1 retail park, with high street stores such as Next, M&S, Smyths and B&Q. The town centre has a vast range of independent shops, pubs, restaurants, dental and doctors' surgeries offering something for everyone, and located just over 1 mile away. On your doorstep is the Saxon Pool and Leisure Centre with a fully equipped gym and a range of fitness classes.

The train station, also just over a mile away, provides a fast and frequent service to London Kings Cross with a journey time of 36 minutes. Convenient access to the A1 offers quick and easy travel both North and South. For International travel, Luton Airport is just 24 miles away, Stanstead Airport 34 miles away.

For those who like the countryside, there is a wide range of countryside walks nearby. Whether you visit Jordan's Mill for a cup of tea and some cake, circle the Green Wheel, visit the RSPB reserve in Sandy or the popular Shuttleworth Collection, you are not short for choice!

Agents Note:

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

Anti-Money Laundering (AML):

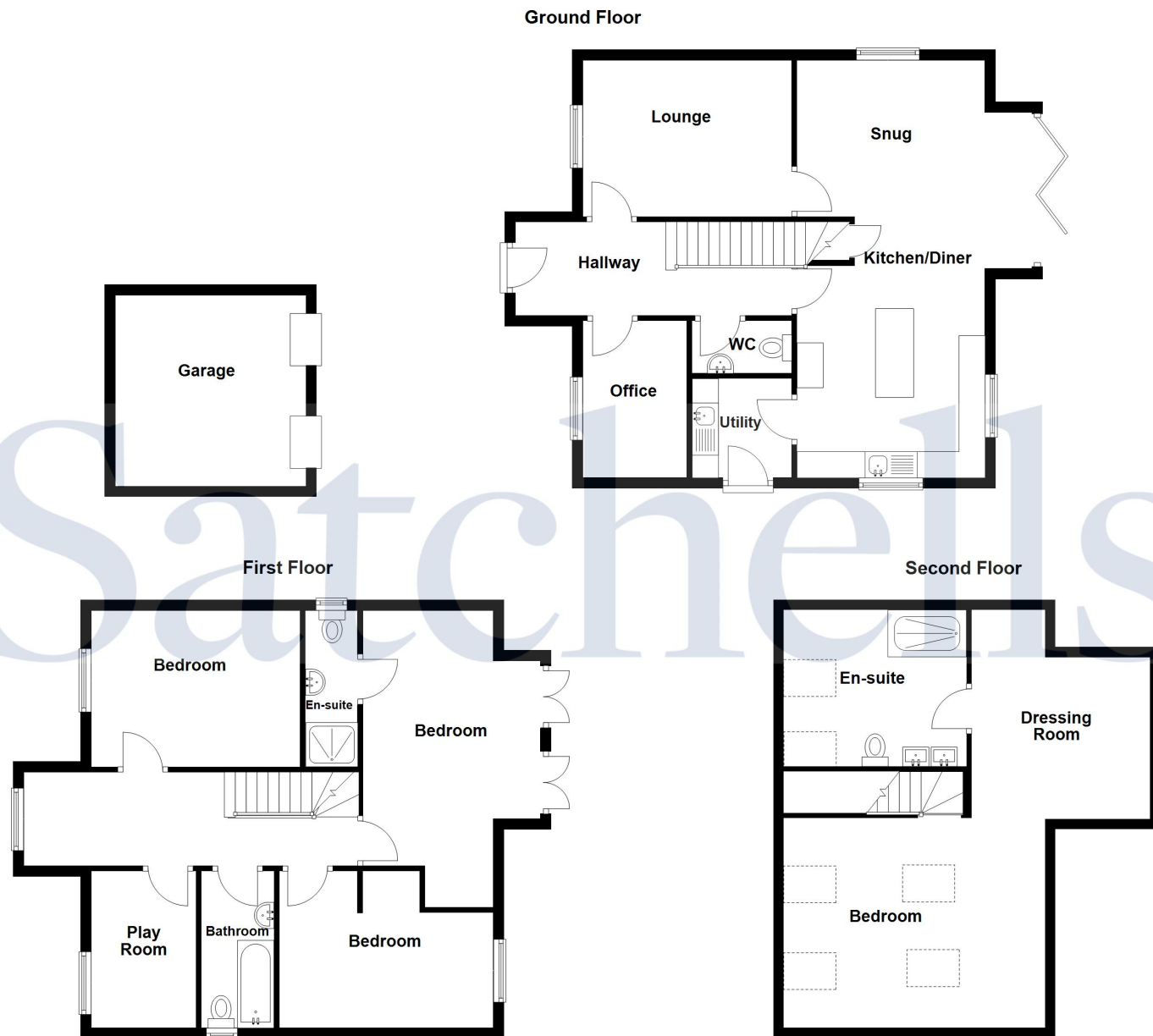
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.





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.

Satchells



For illustration 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.