



Hollyhock Way, Biggleswade, Bedfordshire. SG18 8YQ





## 3 Bedroom Semi-Detached House Offers in Excess of £400,000 Freehold

CHAIN FREE! Simply stunning, This semi-detached townhouse built in December 2021 is deceptively spacious and boasts three double bedrooms, a fantastic master suite with built in wardrobes and en-suite, high specification kitchen, parking for two cars, a generous south-westerly garden and beautiful countryside views!

- CHAIN FREE
- Built in December 2021
- Beautiful countryside views
- Desirable Orchard Chase Development
- Spacious townhouse
- High specification kitchen with Quartz
- Georgeous master bedroom with en-suite
- Generous south west facing garden
- Driveway for 2 cars
- EPC rating B. Council tax band D

## **Ground Floor:**

### **Entrance Hall:**

Composite front door. Karndeen flooring. Radiator. Stairs to first floor. Door to living room.

### **Living Room:**

Abt: 17' 9" x 10' 6" (5.41m x 3.20m) Karndeen flooring. Radiator. UPVC double glazed window to front. Door to inner hallway.

### **Cloakroom/Utility:**

Comprising a range of white gloss base units and complimenting Quartz worktops with inset sink and mixer tap over. Integrated washing machine. Low level WC. Wood effect 'Karndean' flooring. Radiator. Extractor fan.

### **Kitchen:**

Abt: 11' 3" x 14' 0" (3.43m x 4.27m) A stunning, high specification kitchen with a range of White gloss wall and base units with Quartz worktops over. Integrated dishwasher and fridge-freezer. Eye level double gas oven. Induction hob with extractor hood over. Inset sink with mixer tap over. Karndeen flooring. Radiator. UPVC double glazed window over sink. UPVC double glazed patio doors into garden. Storage cupboard. Spotlights. Inset plinth lighting.

## **First Floor:**

## **Landing:**

Carpet flooring. Doors to bedrooms and bathrooms. UPVC double glazed window. Stairs to second floor.

### **Bedroom Two:**

Abt: 6' 7" x 14' 0" (2.01m x 4.27m) Carpet flooring. Radiator. UPVC double glazed window.

### **Bedroom Three:**

Abt: 11' 0" x 7' 1" (3.35m x 2.16m) Carpet flooring. Radiator. UPVC double glazed window.

### **Family Bathroom:**

Three piece bathroom suite comprising a paneled bath with shower over, Low level w/c and vanity handwash basin. Part tiled walls and tiled flooring. Extractor fan. Heated towel rail.

## **Second Floor:**

### **Master Bedroom:**

Abt: 18' 3" x 10' 4" (5.56m x 3.15m) Carpet flooring. Radiator. UPVC Velux double glazed window. Mirrored built in wardrobes. Door to en-suite.

### **En-Suite:**

Three piece shower room comprising a double shower cubicle, Low level w/c and vanity hand wash basin. UPVC double glazed Velux window. Heated towel rail. Part tiled walls and tiled flooring.

Extractor fan.

**Outside:**

**Rear Garden & Driveway:**

Fully enclosed south-west facing rear garden, mostly laid to lawn with patio area. Storage shed. Outside tap. Double electrical socket. Gated side access. Driveway for two vehicles to the side of the property. The front of the property overlooks open countryside.

**Location:**

Situated on the new 'Orchard Chase' development, within walking distance to Saxon Pool and Leisure Centre, parks and playfields and other amenities at the Saxon Centre including a Co-op, Busy

Bees nursery and various takeaway restaurants.

Biggleswade town centre is less than a mile away, offering a great selection of pubs and restaurants, supermarkets and shops, doctors, dentists and much more. Biggleswade is the ideal location for commuters with fast trains to London Kings Cross in approximately 30 minutes at Biggleswade mainline train station and excellent road links via the A1.

**Additional Information:**

**Agents Note:**

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



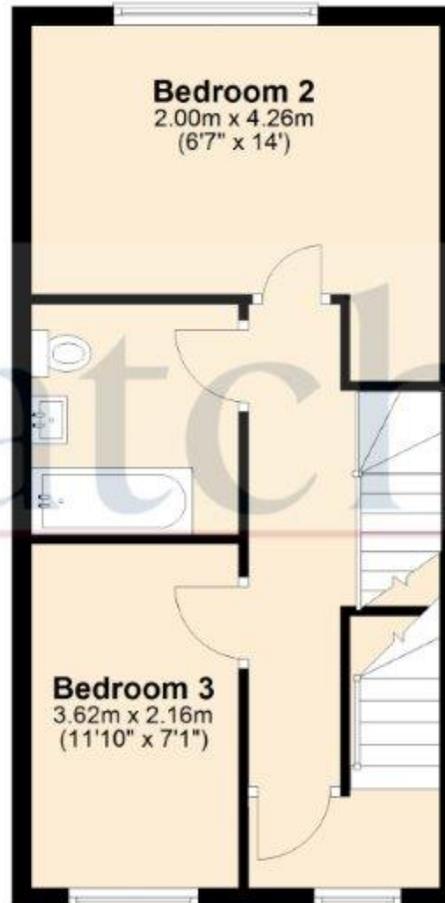


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

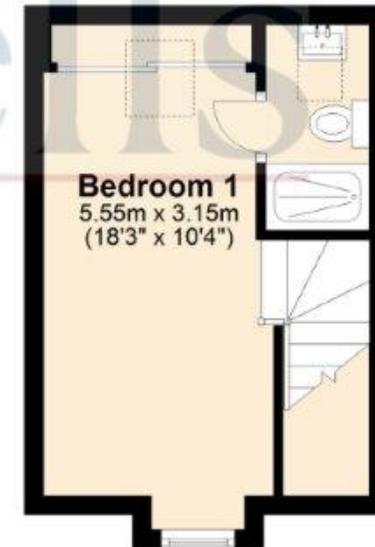
### Ground Floor



### First Floor



### Second 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.