



Geranium Croft, Biggleswade, Bedfordshire. SG18 8YS

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## 3 Bedroom Detached House £375,000 Freehold

Built in 2023 and located on the new Orchard Chase Development on the South side of Biggleswade is this charming three bedroom detached home. With built in wardrobes, en-suite and offered chain free we highly recommend viewing.

- Three bedroom detached home
- Chain free
- Downstairs WC
- En-suite to master
- Fitted wardrobes
- Driveway
- Private rear garden
- New and desirable estate
- Electric car charging point
- EPC rating B. Council tax band D

**Ground Floor****Entrance Hall:**

Entry via front door. Doors leading to lounge/diner, kitchen and cloakroom. Stairs to first floor.

**Lounge/Diner:**

Abt. 16' 0" x 13' 10" max (4.88m x 4.22m) A bright and airy room with French doors leading to the garden. Space for a 4-seater dining table. Double glazed window to rear aspect. Understairs storage cupboard. Radiator. Carpet flooring.

**Kitchen:**

Abt. 10' 9" x 8' 8" (3.28m x 2.64m) A naturally bright space with fitted shaker style wall and base units with stainless steel sink and drainer, oven with gas hob and over head extractor fan. Integrated dishwasher, fridge/freezer and washing machine. Bay window to front aspect. Tiled flooring. Radiator.

**Cloakroom:**

Comprising of a low level WC and wash hand basin with mixer tap. Radiator. Tiled splash back area. Tiled flooring. Obscured double glazed window to front aspect.

**First Floor****Bedroom One:**

Abt. 9' 11" x 9' 2" (3.02m x 2.79m) A large double room with 2 door fitted wardrobe. Carpet flooring. Radiator. Door to en-suite. Window to rear aspect.

**En-Suite:**

Neutral suite with half wall tiling and full tiling in shower cubicle to splash back areas. Low level WC and wash hand basin with mixer tap.

**Bedroom Two:**

Abt. 10' 0" x 9' 1" (3.05m x 2.77m) A large double bedroom with double glazed window to front aspect. Radiator. Carpet flooring.

**Bedroom Three:**

Abt. 6' 8" x 6' 6" (2.03m x 1.98m) Currently used as a home office or for storage but can be a spacious third single bedroom. Double glazed window. Carpet flooring. Radiator.

**Bathroom:**

Neutral three piece suite with half wall tiling. Panelled bath with overhead shower, low level WC and wash hand basin with mixer tap. Obscured double glazed window.

**External****Gardens:**

Outside is a beautifully manicured garden with Porcelain patio to be laid. Storage shed to remain. Access to driveway from side gate. Private tandem driveway which can easily host two vehicles. Electric car charger. Visitor parking available on street.

**About The Area:**

Biggleswade and Surrounding:

This lovely property is located on the new Orchard Chase development which is within a five-minute walk to Saxon Pool and Leisure centre, local pharmacy, nursery and convenience stores.

Biggleswade town centre is located just over a mile away with a wide range of public houses, restaurants and shops. The train station provides direct links into London's Kings Cross St Pancras, with a journey time of approximately 40 minutes.

Biggleswade also offers doctors, dentists, leisure centre and a large retail park with high street stores such as Next, Marks & Spencer, Boots and Homebase. There is also easy access to major trunk roads such as the A1 and M1, ideal for commuters.

**Additional Information****Anti-Money Laundering (AML):**

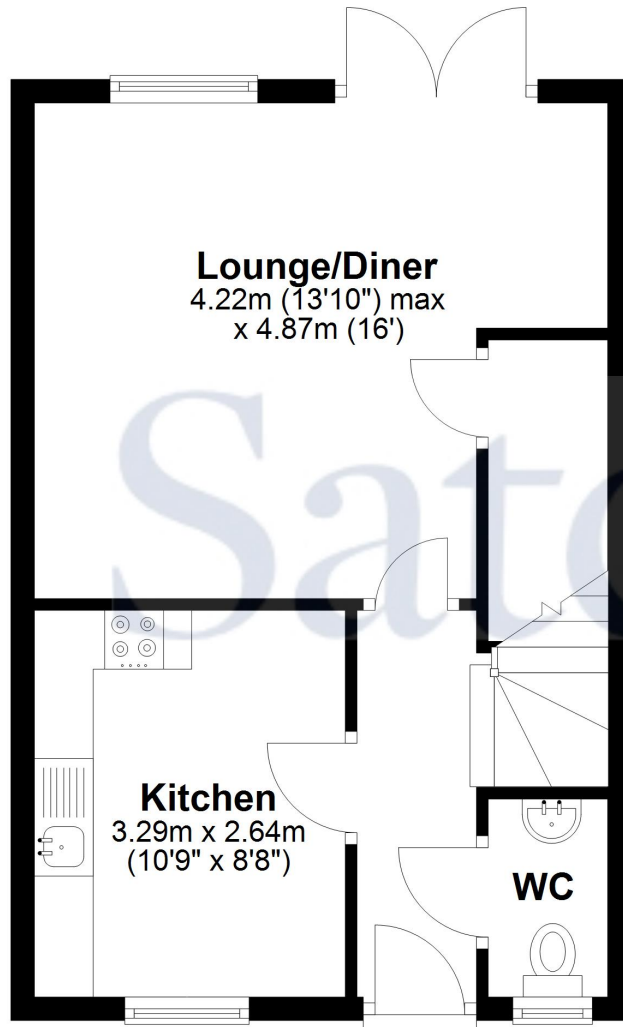
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property,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



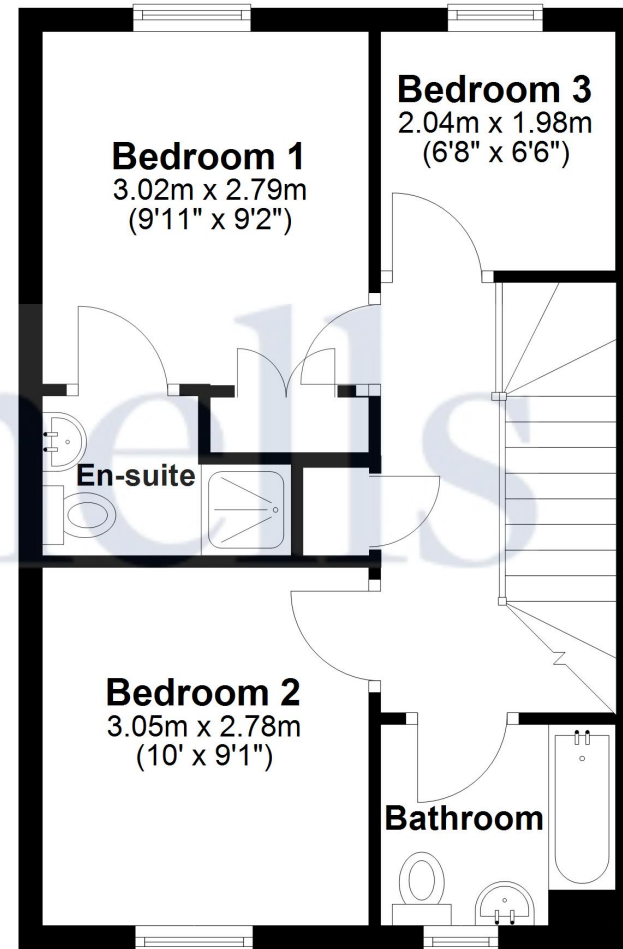
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

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## 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.