



Courtlands Drive, Biggleswade, Bedfordshire. SG18 8PQ

Satchells



## 5 Bedroom Semi-Detached House Offers Excess of £550,000 Freehold

Beautifully modernised throughout, this spacious and versatile five bedroom home with substantial driveway is an exceptional family home! Boasting a landscaped rear garden, garden room, utility and downstairs shower room.

- Five bedrooms
- Bathroom and wet room
- Utility room
- Modernised throughout
- Open plan living/dining area
- Garden pod
- Parking for multiple cars
- EPC rating C. Council tax band D



## Ground Floor:

### Entrance Hall:

Access to the lounge/living room, storage cupboard and under stairs storage. Stairs leading to the first floor. Ceiling light. Wooden flooring. Window to front aspect.

### Open Plan Living/Dining Area:

Abt. 24' 3" x 18' 1" (7.39m x 5.51m) This exceptional open-plan living and dining space exemplifies contemporary family living at its finest. Generous wooden flooring runs continuously through the room. The layout provides excellent flow and flexibility, ideal for both relaxation and entertaining. French doors provide access to the garden, creating a pleasant indoor/outdoor connection. Modern recessed ceiling lighting and an elegant pendant fitting. Modern radiator.

### Kitchen:

Abt. 21' 8" x 7' 5" (6.60m x 2.26m) A stunning modern kitchen featuring an excellent 'L-shaped' configuration with extensive laminate worktop space, providing ample room for food preparation and cooking. A substantial breakfast bar offers seating for casual dining and sociable interaction, whilst a range of base units provide excellent storage with an integrated dishwasher, freestanding double oven and extractor hood. Tile effect flooring. The space is flooded with natural light from generous windows to the rear and side aspect, with a single half glass patio door to the rear garden. The kitchen also has a radiator and spotlights.

### Utility Room:

Abt. 8' 2" x 7' 3" (2.49m x 2.21m) A practical utility room offers excellent functionality providing lots of space for washing machine, tumble dryer and fridge/freezer. There is a large cupboard housing a combi-boiler as well as having ample space for storage. There is a door accessing the garage. Ceiling light.

### Shower Room:

Abt. 9' 2" x 4' 11" (2.79m x 1.50m) This contemporary shower room comprises of a single shower cubicle with fully tiled walls and glass door, a pedestal hand wash basin and a low level toilet. Tiles to splash back area on the sink, a chrome towel rail and large cupboard providing lots of storage and shelving. Frosted double glazed window to the side aspect. Tiled flooring.

## First Floor:

### Landing:

A spacious landing with doors to all rooms. Large storage cupboard ideal for towels and bedding. Hatch to part boarded loft with light and ladder fitted. Carpeted. Ceiling light.

### Bedroom One:

Abt. 13' 6" x 10' 6" (4.11m x 3.20m) An impressive bedroom giving a real open feel. The large double glazed window overlooking the front aspect makes the space feel bright and airy. There is a double built-in wardrobe with plenty of hanging space. Carpeted. Radiator. Ceiling light.

### Bedroom Two:

Abt. 10' 6" x 10' 6" (3.20m x 3.20m) Another large double bedroom with double glazed window overlooking the rear aspect. Internet point. Carpeted. Ceiling light. Radiator.

### Bedroom Three:

Abt. 10' 6" x 8' 7" (3.20m x 2.62m) A further double bedroom with double glazed window to the front aspect, bringing in the sunshine throughout the day. Carpeted. Radiator. Ceiling light.

### Bedroom Four:

Abt. 13' 5" x 8' 6" (4.09m x 2.59m) A spacious bedroom with double glazed window overlooking the rear aspect. Carpeted. Ceiling light. Radiator.

### Bedroom Five:

Abt. 9' 10" x 7' 5" (3.00m x 2.26m) A generous single bedroom with a built-in wardrobe providing ample storage. Double glazed window to front aspect bringing in lots of natural light. Carpeted. Ceiling light. Radiator.

### Bathroom:

A fresh three piece suite comprising a low level WC and wash hand basin with vanity unit. Panelled bath with shower over and glass shower screen. Part tiled walls and tiled flooring. Stainless steel heated towel rail. Double glazed obscured window to rear aspect. Ceiling light.

## Outside:

### Front Garden:

The property benefits from a substantial driveway with parking for up to four vehicles, providing excellent off-street parking and practical convenience.

### Rear Garden:

This beautiful rear garden is a stunning space for entertaining and relaxing. Beautifully landscaped with two large patio areas, one of which is ideal for those that love to sit in the full sunshine and the other in the cooler shade. There is also a generous turfed area ideal for family life. Double doors open into the amazing garden room, extending the space even further. There is gated access to the front of the property. Two outside taps and power sockets.

### Garden Room/Storage:

Abt. 13' 8" x 10' 6" (4.17m x 3.20m) The outbuilding is split into two sections. The first is the garden room, currently being used as a bar/seating area but could also be a home office, gym or studio. Beautifully finished with inset lighting and offers plenty of power sockets. Double glazed patio doors open out into the garden. The other half of the outbuilding has a separate access and is currently used as a storage space. Internet point.

## Garage:

The garage has an up and over door from the front of the property, providing lots of space for extra storage and partly converted with an internal door to give access to the utility room. Ceiling light.

## Additional Information: About the Area:

Situated on the south side of Biggleswade amongst similar style houses, Biggleswade town and train station is within a short walk, with trains reaching London Kings Cross in approx. 30 minutes, as well as excellent road links via the A1. Biggleswade market town offers a wide variety of cafes, pubs, restaurants, shops and supermarkets. Nearby is the popular A1 Retail Park offering high street stores such as Next, Marks & Spencer, B&Q and many more.

## Material Information:

We are advised by the seller/landlord of the following information in good faith, but its accuracy is not guaranteed and you should make your own investigations before committing to a sale or letting. Please note in terms of mobile/phone reception, this is the view of the seller/landlord/tenant based on their current provider.

Water: Mains supply

Electric: Mains supply

Drainage: Connected to the mains drain

Flood risk: Not flooded in the last 5 years

Mobile/Phone: Good

Tenure: Freehold

Council Tax band: Band D

Council Tax payable: £2468.39 per annum

For further material information please contact the office marketing this property.

## Agents Note:

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

## Anti-Money Laundering:

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 and financial sanctions check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

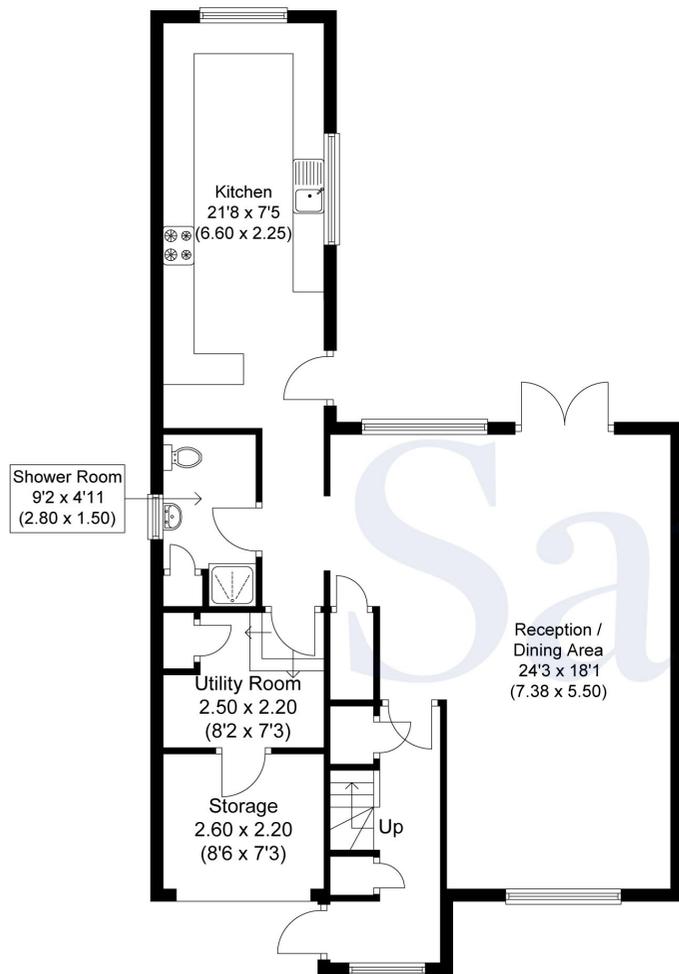




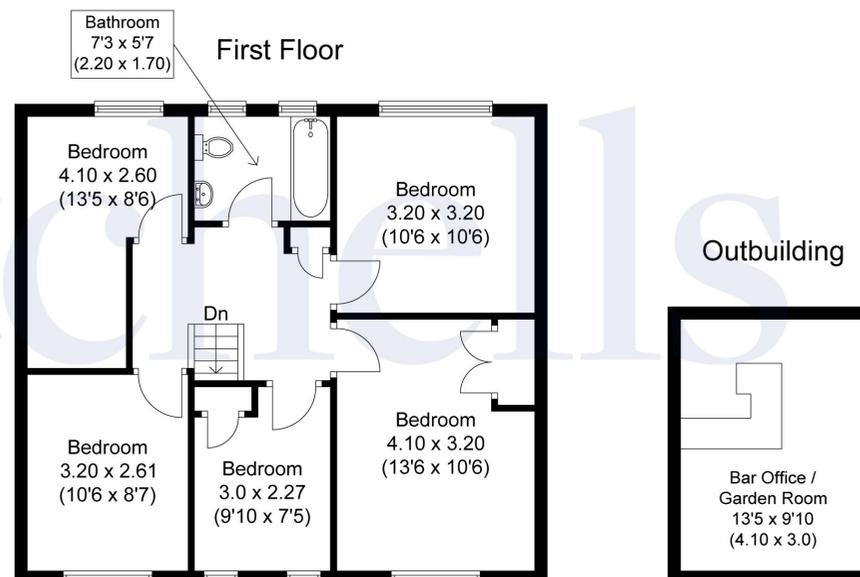
These particulars are a guide only and do not constitute an offer or a contract with. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property 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, utilities and 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. Some content may have been created with the use of AI. 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

## Ground Floor



## First Floor



Total area: approx. 140.90 sq. metres (1516.63 sq. feet)  
(Excluding Outbuilding)

Outbuilding area: 12.30 sq. metres (132.39 sq. feet)

For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate.

The size and position of doors, windows, appliances  
and other features are approximate.