



Larkinson Avenue, Biggleswade, Bedfordshire. SG18 0RF





3 Bedroom Semi-Detached House

£400,000 Freehold

A stunning three-bedroom family home, only 7 years old. With fitted wardrobes to all bedrooms, en-suite, private garden, garage and two parking spaces we highly recommend viewing to appreciate what this home offers.

- Modern three bedroom home
- Desirable estate
- Built in 2018
- Private rear garden
- Single garage
- Two parking spaces
- En-suite
- Built-in wardrobes
- Annual estate charge of approx. £250
- EPC rating B. Council tax band D

Ground Floor:**Hallway:**

Entry via UPVC front door. Doors to all ground floor rooms including cloakroom, living room and kitchen/diner. Stairs rising to first floor. Under stairs storage cupboard. Hard flooring.

Living Room:

Abt. 18' 5" x 10' 7" (5.61m x 3.23m) A naturally bright room with feature artificial chimney breast and bay window to front aspect. Shutter blinds. Carpet flooring. Radiator.

Kitchen/Diner:

9' 4" x 18' 2" (2.84m x 5.54m) Located to the rear of the property looking onto the garden with French patio doors. Modern white gloss kitchen with a range of wall and base units. Integrated appliances include fridge/freezer, dishwasher, washing machine, eye-level oven and gas hob with overhead extractor fan. Stainless steel sink and drainer. Window to rear aspect with shutter blinds. Hard flooring. Spotlights. Radiator.

WC:

A modern white suite with low level WC and wash hand basin with mixer tap. Tiled splashback areas. Radiator. Hard flooring.

First Floor:**Bedroom One:**

Abt. 11' 9" x 10' 11" (3.58m x 3.33m) A generous double bedroom with fitted wardrobes and access to en-suite shower room. Window to rear aspect. Carpet flooring. Radiator.

En-Suite:

Three-piece suite with low level WC, wash hand basin with mixer tap and shower cubicle. Full height tiling in shower areas, half wall tiling to remaining walls. Radiator. Extractor fan. Hard flooring.

Bedroom Two:

Abt. 10' 10" x 0' 11" (3.30m x 0.28m) Spacious double bedroom with window to front aspect. Fitted wardrobes. Carpet flooring. Radiator.

Bedroom Three:

Abt. 9' 0" x 8' 7" (2.74m x 2.62m) A good-sized single bedroom or home office. Fitted wardrobes. Window to rear aspect. Carpet flooring. Shutter blinds.

Family Bathroom:

Modern three-piece suite comprising of a panelled bath, low level WC and wash hand basin with mixer tap. Obscured window to front aspect. Half height wall tiling. Hard flooring. Spotlights.

Outside:**Garden:**

East facing garden mainly laid to lawn with patio area for outdoor dining and entertaining. Gate to access parking area and garage.

Garage and Parking:

The single garage sits beneath a neighbouring coach house. The two allocated parking spaces are located opposite. Garage currently does not have power but this could be added if required.

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

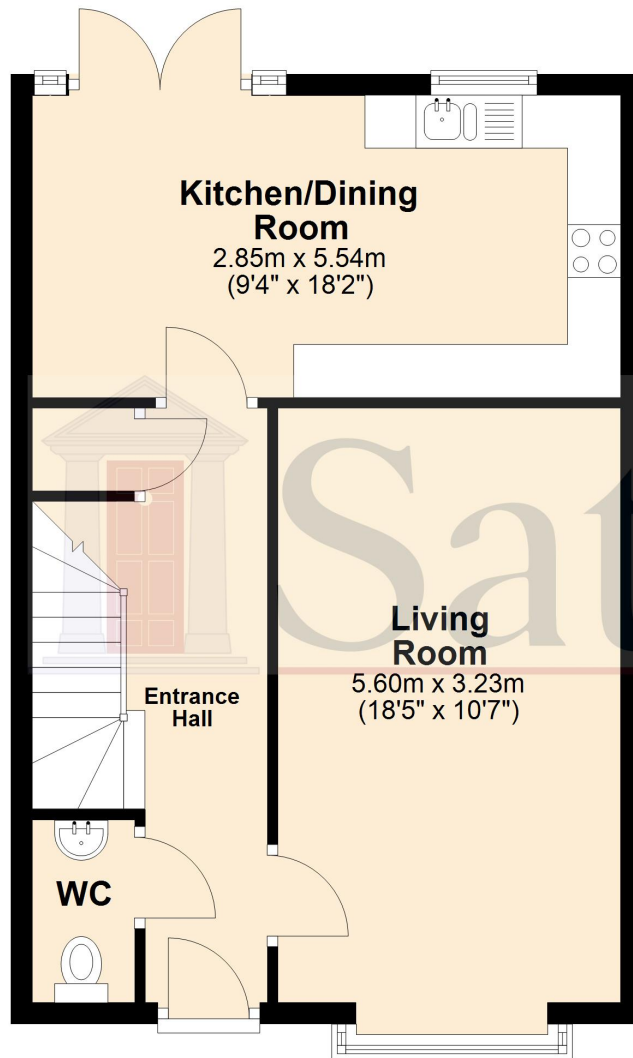
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property,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



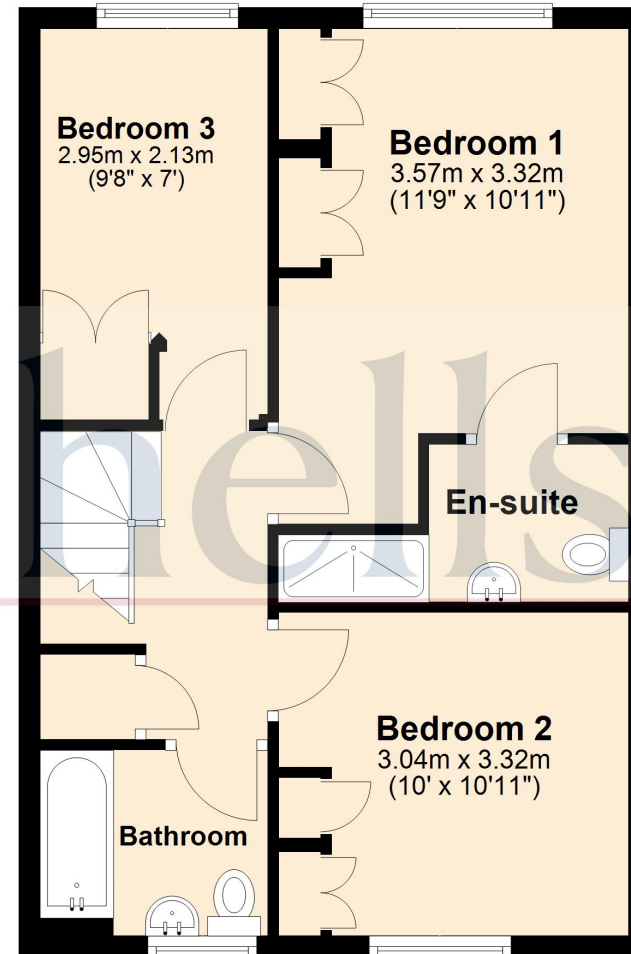
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



Ground Floor



First Floor



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.