



Apple Tree Close, Biggleswade, Bedfordshire. SG18 8NF





4 Bedroom Detached House

£515,000

Executive four-bedroom detached home situated within a quiet cul-de-sac and brilliantly positioned within walking distance of the town, station and local schools.

- Chain free
- Executive detached home
- South facing garden
- Quiet cul-de-sac
- Garage
- Driveway
- Walking distance to schools
- 8-minute walk to station
- Scope to modernise and extend
- EPC rating D. Council tax band E

Ground Floor

Entrance Hallway:

Entry via UPVC and partially glazed front door. Doors lead to living room, dining room and kitchen. LVT flooring. Radiator.

Living Room:

Abt. 17' 9" x 12' 2" (5.41m x 3.71m) A spacious and bright dual aspect room with plenty of natural light. Sliding doors leading on to the garden. Electric fire place with brick surround. Understairs storage cupboard. Carpet flooring. Radiator.

Dining Room:

Abt. 9' 3" x 9' 2" (2.82m x 2.79m) Currently separate to the kitchen with window overlooking the front aspect. For those that prefer an open plan kitchen/diner arrangement, the adjoining wall to the kitchen could be removed. LVT flooring. Radiator.

Kitchen:

Abt. 9' 4" x 8' 5" (2.84m x 2.57m) Comprising of a range of wall and base units with complimenting worksurfaces. Opening to small utility area with door to garden. Two windows to rear aspect. Electric Oven and hob. Sink and drainer below window. Space for washing machine. Space for Fridge/Freezer (negotiable). Tiled splashback areas and flooring.

Cloakroom:

Abt. 3' 6" x 5' 8" (1.07m x 1.73m) Located off of the hallway comprising of a WC and wash hand basin. Radiator. LVT flooring. Obscured window to front aspect.

First Floor

Bedroom One:

Abt. 9' 9" x 11' 8" (2.97m x 3.56m) Large double bedroom with dual aspect windows. Carpet flooring. Door to ensuite shower room. Radiator.

Ensuite:

Abt. 5' 9" x 6' 1" (1.75m x 1.85m) Comprising of a shower cubicle, WC and wash hand basin. Obscured window to rear aspect.

Bedroom Two:

Abt. 9' 2" x 9' 1" (2.79m x 2.77m) Double bedroom with window to rear aspect. Carpet flooring. Radiator.

Bedroom Three:

Abt. 9' 3" x 8' 9" (2.82m x 2.67m) Double bedroom with window to front aspect. Carpet flooring. Radiator.

Bedroom Four:

Abt. 9' 5" x 8' 8" (2.87m x 2.64m) Double bedroom with window to front aspect. Carpet flooring. Radiator.

Bathroom:

Abt. 6' 0" x 7' 7" (1.83m x 2.31m) Original three-piece suite with panelled bath with overhead shower, WC and wash hand basin. Obscured window to rear aspect.

Outside Garden:

A beautifully maintained South facing rear garden providing a peaceful space to enjoy with family and friends. Patio area for outdoor furniture. Summer house (negotiable). Door to garage.

Garage & Parking:

The single garage can be accessed via the up and over door to front or the single door to the rear. Power connected. Driveway which can host two vehicles. The front lawn could be removed to allow for additional parking if required.

About The Area:

Situated on the south side of Biggleswade within a quiet cul-de-sac of just 18 similar styled detached homes, Biggleswade town and train station is 0.4 miles away (8-minute 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.

Additional Information**Agents Note:**

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

Anti-Money Laundering (AML):

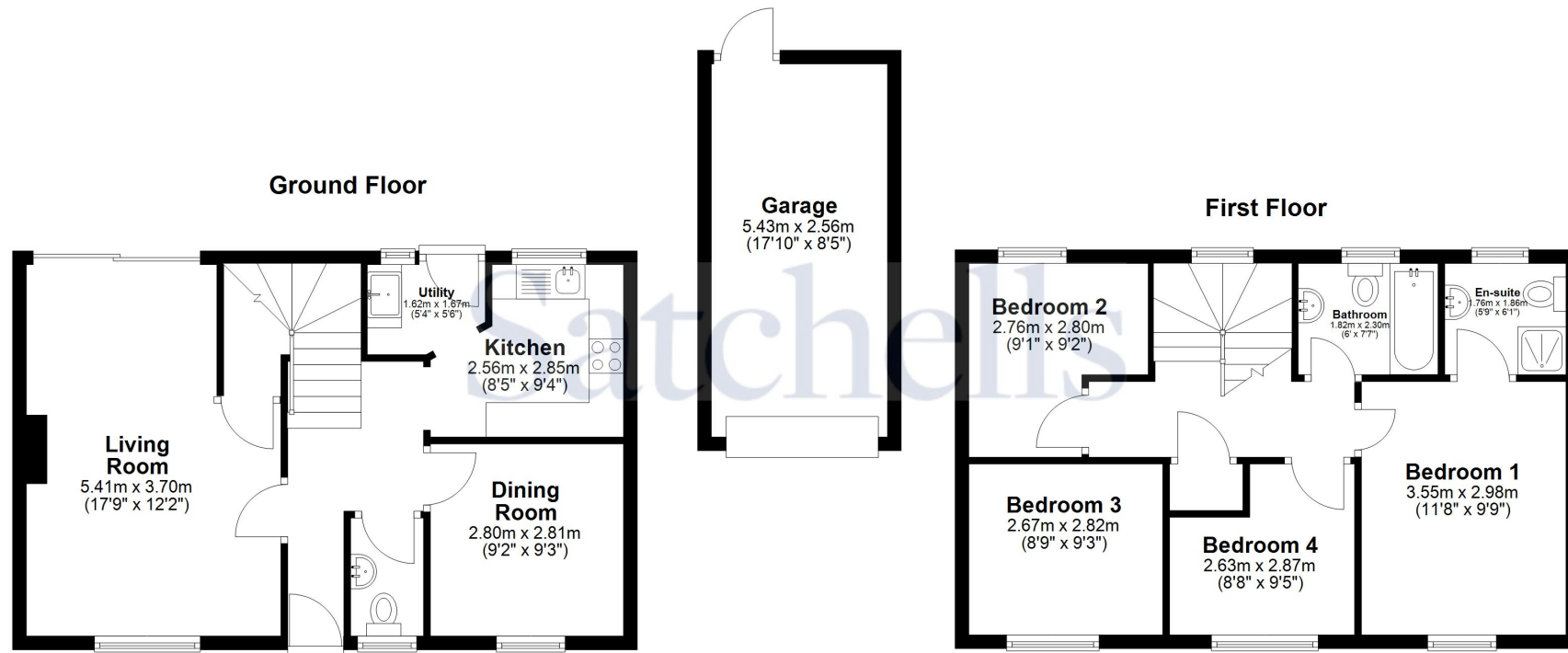
It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property,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





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.