



22 Ivel Bury, Biggleswade, Bedfordshire. SG18 0AG

| Satchells



4 Bedroom Semi-Detached House Offers in Excess of £465,000 Freehold

This four double bedroom home has been beautifully updated by the current owners, offering a re-fitted kitchen, shower room and ensuite. Benefits include a single garage, driveway, ample built in storage and spacious living throughout!



- Four double bedrooms
- Re-fitted kitchen
- Re-fitted shower room & ensuite
- Single garage
- Parking for two cars
- Close to town & train station
- Immaculately presented throughout
- Beautiful rear garden
- Viewing highly recommended
- EPC rating C. Council tax band E

Ground Floor

Entrance Hallway:

Entrance via double glazed composite front door. Stairs rise to first floor landing. Tiled Flooring. Radiator. Spotlight's. Doors to living room and downstairs cloakroom.

Downstairs Cloakroom:

A modern two-piece suite comprising a low-level WC and wash hand basin with vanity unit. Tiled splash back and tiled flooring. Spotlights. Frosted double glazed window to front aspect. Stainless steel heated towel rail.

Living Room:

Abt. 15' 5" x 11' 10" (4.70m x 3.61m) A spacious living room ideal for family life. There is an inset media unit providing storage and a generous under stairs storage cupboard. Double glazed window to front aspect. Carpeted. Spotlights. Glazed double doors open into the kitchen/dining room.

Kitchen/Dining Room:

Abt. 15' 1" x 11' 6" (4.60m x 3.51m) Re-fitted by the current owners this contemporary kitchen offers a range of wood effect wall and base units with glass display cupboards, carousel corner units and pan draws. Complimenting work surface with integrated sink and drainer with mixer tap. Integrated appliances to include double fridge, double freezer, dishwasher, wine fridge, eye level electric oven and microwave oven. Four ring gas hob and extractor hood above. Space for washing machine. Cupboard housing boiler. Double glazed window overlooking rear garden. Spotlights.
There is plenty of space for a large dining table with double glazed patio doors opening into the rear garden, bringing in lots of natural light. Tile effect flooring. Radiator.

First Floor

Landing:

Double glazed window to front aspect. Stairs rise to second floor landing. Cupboard housing hot water tank. Carpeted. Two radiators. Spotlights.

Bedroom One:

Abt. 13' 1" x 9' 10" (3.99m x 3.00m) A generous double bedroom with a bank of built in wardrobes. Two double glazed windows overlook the rear aspect. Carpeted. Spotlights. Two Radiators. Door to:

Ensuite:

Re-fitted by the current owners this beautiful shower room boasts a large walk in power shower with glass screen, wash hand basin with vanity unit and a low-level WC. Part tiled walls and tiled flooring. Double glazed window to side aspect. Spotlights. Extractor fan. Stainless steel heated towel rail.

Bedroom Four:

Abt. 11' 2" x 8' 10" (3.40m x 2.69m) A double bedroom with beautiful Juliet balcony overlooking the front aspect. Carpeted. Spotlights. Radiator.

Second Floor

Landing:

Doors to all rooms. Access to loft space. Cupboard providing storage. Carpeted. Radiator.

Bedroom Two:

Abt. 12' 2" x 10' 10" (3.71m x 3.30m) A generous double bedroom with double glazed window to front aspect. Carpet. Spotlights. Radiator. Door to:

Dressing Room/Study:

A versatile additional space, currently being used as an office. Also an ideal space for a dressing room or walk in wardrobe. Double glazed window to front aspect. Built in storage cupboard. Carpeted. Spotlights. Radiator.

Bedroom Three:

Abt. 15' 5" x 9' 10" (4.70m x 3.00m) A further double bedroom with dual double-glazed windows to rear aspect. Double built in wardrobe with fitted drawers. Wood effect laminate flooring. Spotlights. Radiator.

Shower Room:

Re-fitted by the current owners this modern shower room boasts a large walk in shower with glass screen, wash hand basin with vanity unit and a low-level WC. Part tiled walls and tiled flooring. Double glazed window to side aspect. Spotlights. Extractor fan. Stainless steel heated towel rail.

Outside Front Garden

Rear Garden:

A low maintenance rear garden offering a large area laid to astro turf. A raised decked area to entertain in the summer sun and further paved patio areas. The summer house is ideal

for storage or relaxing in the shade. Double power point. Outside tap. Door into rear of garage.

Garage & Driveway:

A single garage with ample eave storage. Electric roller door to driveway and single door into garden. The driveway sits in front and provides off road parking for two cars.

The Local Area:

Biggleswade & surrounding:

Biggleswade Town Centre is just a short stroll away from this property, offering a large range of shops, pubs and restaurants. The mainline Train Station is 0.7 Miles away and has a journey time of approximately 31 minutes into London Kings Cross St Pancras.

Both doctors' surgeries are close by, as well as the local schooling and Saxon Pool & Leisure Centre. Biggleswade also has a large retail park with stores such as Next, Marks & Spencer and B&Q

For those who like the countryside, there is a wide range of walks nearby including the 'Biggleswade Green Wheel', a walking and cycling route passing through many areas of heritage and wildlife sites. Biggleswade Common to the north of town, is the largest area of common land in Bedfordshire with the RSPB's nature reserve nearby. Whether you walk

along the river to visit Jordan's Mill for a cup of tea and some cake or pop over to the popular Shuttleworth Collection, you are not short for choice.

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.

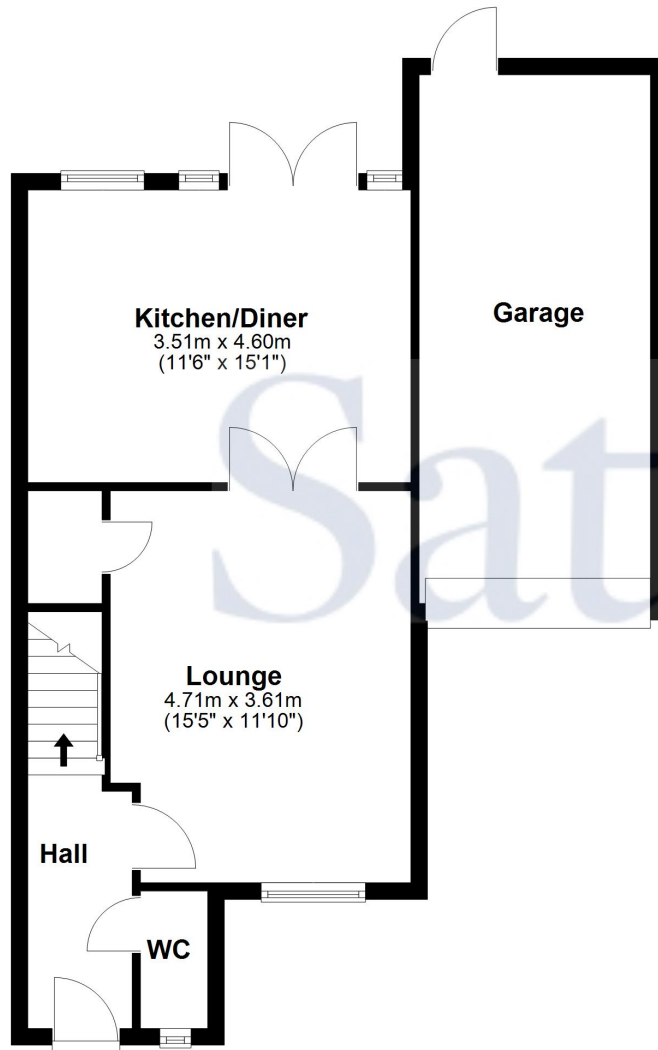




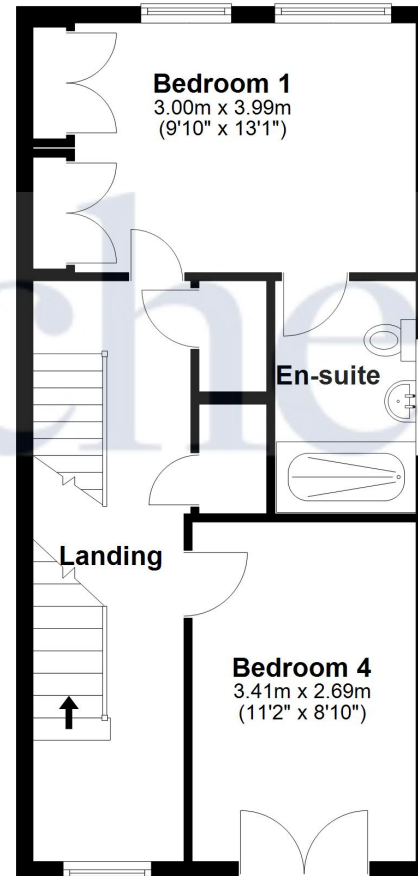
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

Satchells

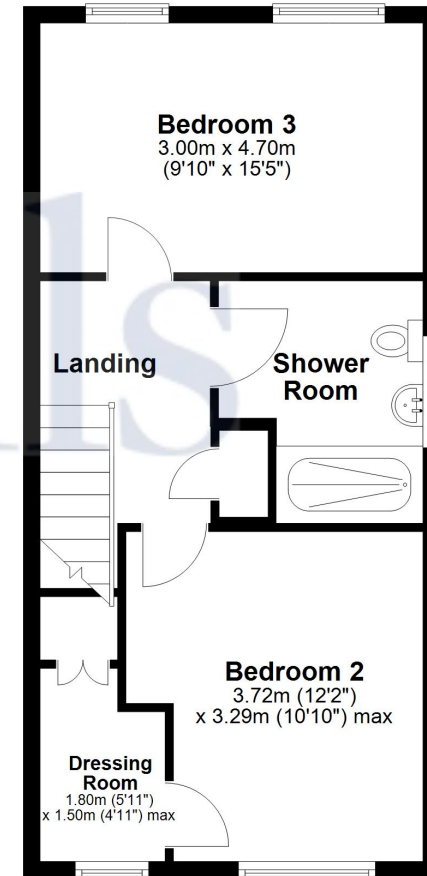
Ground Floor



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.