



36 Soundy Paddock, Biggleswade, Bedfordshire. SG18 0RQ

Satchells



3 Bedroom Semi-Detached House £420,000 Freehold

This three-bedroom family home with garage, is ideally situated with local schools, amenities and countryside walks on your doorstep! Book now to view!

- Three double bedrooms
- Ensuite shower room
- Garage
- Driveway
- Modern kitchen/diner
- Utility
- Popular family location
- Country walks nearby
- EPC rating B. Council tax band D

Ground Floor**Hallway:**

Entering through a composite door into the hallway. Stairs leading to the first floor. Door leading to the living room. Ceiling light. Wood effect flooring.

Living Room:

Abt. 13' 0" x 12' 0" (3.96m x 3.66m) A bright and cosy space with access to the kitchen. Under stairs storage cupboard. Wood effect flooring. Ceiling light. Radiator. Window to the front aspect.

Kitchen/Dining Area:

Abt. 12' 0" x 12' 0" (3.66m x 3.66m) A spacious kitchen/diner comprising of modern gloss wall and base units. Tiled splash back areas. Integrated appliances include fridge/freezer, dishwasher, oven and hob with overhead extractor fan. French doors leading to the garden. Space for dining table and chairs. Wood effect flooring. Spotlights. Leading to utility area and door to WC.

Utility Area & WC:

Accessed via the kitchen the WC briefly comprises of a low-level WC and wash hand basin with mixer tap. Radiator. Utility space located off the kitchen/ dining area with small work surface and wall mounted cupboard. Undercounter space for washing machine.

First Floor**Landing:**

Access to both bedrooms and the family bathroom. Carpet flooring. Ceiling lights. Stair to the second floor.

Bedroom Two:

Abt. 14' 0" x 8' 0" (4.27m x 2.44m) Window to rear aspect. Carpet flooring. Ceiling light. Radiator.

Bedroom Three:

Abt. 12' 0" x 8' 0" (3.66m x 2.44m) Window to the front aspect. Carpet flooring. Ceiling light. Radiator.

Family Bathroom:

Modern four piece-suite comprising of a panelled bath, shower cubicle with overhead shower, low level WC and a hand wash basin. Heated towel rail. Tiles to splash back areas. Tiled flooring. Spotlights.

Second Floor**Bedroom One:**

Abt. 13' 0" x 12' 0" (3.96m x 3.66m) Large main bedroom with dual windows to rear and front aspect. Built in mirrored wardrobes with a dressing area. Eves and loft storage. Door to the ensuite. Radiator. Carpet flooring. Ceiling lights.

Ensuite:

A modern three piece-suite comprising of fully tiled double shower cubicle, low level WC, wash hand basin, heated towel rail, UPVC double glazed Velux window, shaver socket. Tiled flooring. Spotlights.

Outside**Rear Garden:**

Enclosed rear garden mainly laid to lawn with a patio and decking seating area. Access to driveway via side gate. Private tarmac driveway for two vehicles with EV car charging and parking available on street for visitors with access to the garage.

About The Area:

This beautiful home is located on the St Andrews development which is extremely popular due to its more open feel with multiple park areas and countryside beyond. The local 'Edward Peake' School and 'The Kings Reach' pub are both situated within a five-minute walk.

There are a wide range of countryside walks within strolling distance, you can wander across 'The Common' which links up to the RSPB nature reserve in Sandy which is approximately a two-mile walk across the open countryside.

Biggleswade offers a wide range of public houses, restaurants and shops including a large retail park with high street stores such as Next, Marks & Spencer and Boots. Biggleswade's mainline train station offers fast trains to London Kings Cross in a journey time of approximately 30 minutes and the A1(M) is easily accessible.

Additional Information

Agents Note:

Certain photographs in this listing have been enhanced using AI technology to showcase the property's potential and may not represent the exact current condition.

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 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.

Material Information:

We are advised by the seller/landlord/tenant 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: TBC

Electric: Mains

Drainage: Mains

Flood risk: Yes, flooded in last 5 years

Mobile/Phone: Ok - Further information can be found here:

<https://checker.ofcom.org.uk/en-gb/>

Tenure: Freehold

Council Tax Band: D

Council tax payable: TBC

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





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.

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For illustration purposes only - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate. Plan produced using PlanUp.