



# Ullswater Close

Biggleswade,  
Bedfordshire, SG18 8LX  
OIEO £335,000

country  
properties



Country Properties are delighted to offer to the market this 3 bedroom semi-detached house situated close to the end of the close, and approx. 0.7 miles walking distance from the town centre and train station. The property consists of entrance hall, lounge/diner, kitchen, 3 bedrooms and an upstairs shower room, whilst externally there is a great sized garden, garage, driveway and car port.

Biggleswade Town Centre is steeped with history, and is up & coming with all your amenities and a retail park. It also has great commuting links into London Kings Cross via train, good schooling and local cafes, restaurants and bars and has easy access directly onto the A1M and commutable links to the M1 and M11, and also within 15 miles of London Luton Airport.

- Three bedrooms
- Family home
- Garage and Car Port
- Potential for extension (subject to planning)
- Close to the town centre & train station
- EPC rating C / Council Tax band C

### Kitchen

13' 08" x 7' 04" (4.17m x 2.24m)

A range of mid wall, base level and drawer units with roll edge work surfaces over and inset stainless steel single sink with drainer and mixer tap, tiled splash-backs. Built-in double oven and 4 ring gas hob with extractor over. Space for fridge/freezer, space and plumbing for washing machine, and dishwasher, radiator. uPVC double glazed door to side and uPVC double glazed window to rear aspect, under stairs storage cupboard and cupboard housing Ideal combi boiler.

## Ground Floor

Front door leading into:

### Entrance Hall

Radiator, vinyl flooring, stairs to first floor, doors into:





## Lounge/Dining Room

24' 01" x 10' 01" narrowing to 8' 09" (7.34m x 3.07m)

Two double radiators, uPVC double glazed window to front aspect, archway dividing rooms, uPVC double glazed sliding patio doors to rear garden, coving to ceiling.

## First Floor

### Landing

uPVC double glazed window to side aspect, loft hatch with pulldown metal loft ladder, airing cupboard, doors to:

### Bedroom 1

11' 01" (to front of wardrobe) x 9' 11" (3.38m x 3.02m)

Double bedroom which is large and light, fitted wardrobes, radiator, uPVC double glazed window to front aspect.

### Bedroom 2

10' 10" x 9' 11" (3.30m x 3.02m)

Large double room, radiator, uPVC double glazed window to rear aspect, inset lighting and T.V point.

### Bedroom 3

8' 01" x 6' 06" (2.46m x 1.98m)

Single bedroom, radiator, space for wardrobe, uPVC double glazed window to front aspect.

## Shower Room

Obscured uPVC double glazed window to rear aspect, fully tiled with corner shower cubicle with mains pressure rainwater shower and hand held shower attachment. Low level W.C, wash hand basin in vanity unit with with cupboard underneath and mirrored cupboard above, heated towel rail, extractor fan, inset lighting.

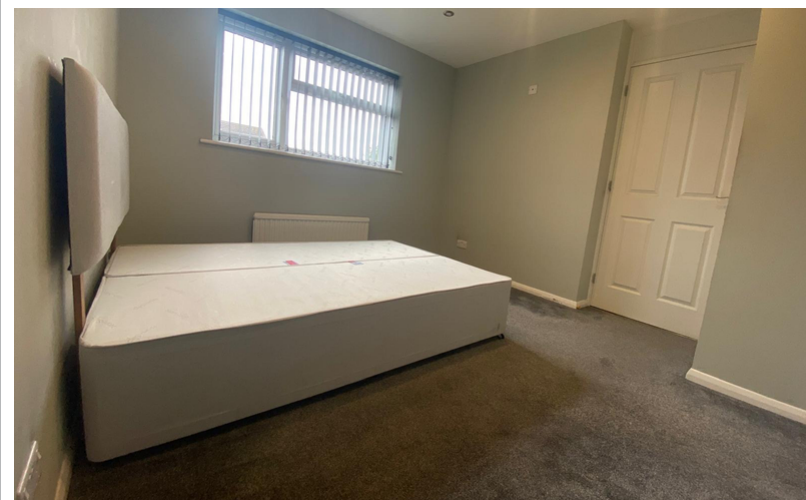
## External

### Front

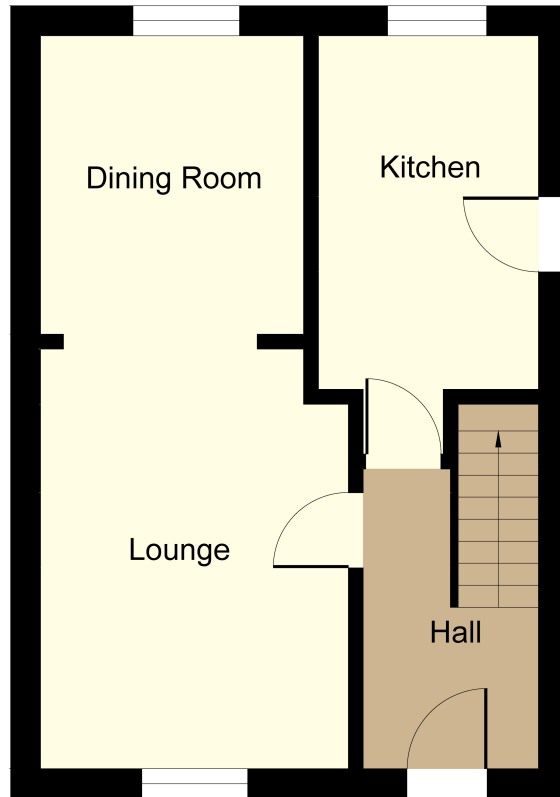
Driveway to garage with up and over door, power & light. Carport and further parking.

### Rear & Side Garden

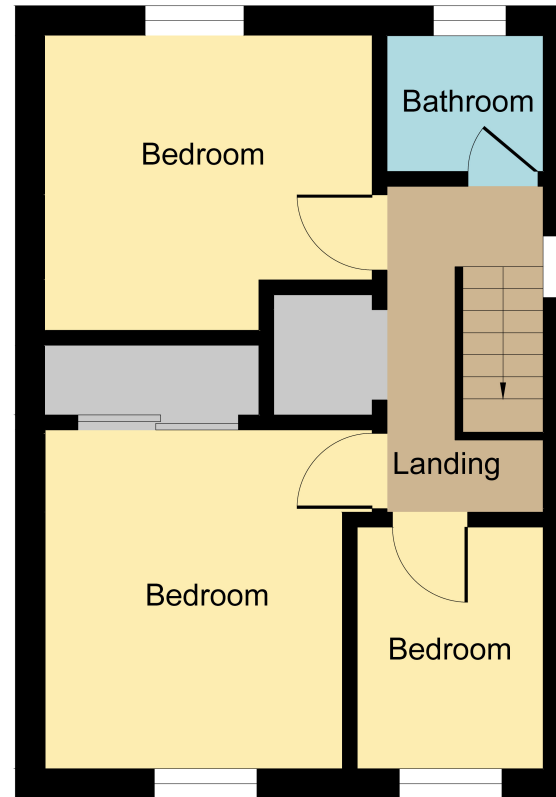
Large garden, mainly laid to lawn, paved patio area with pathway leading to further patio. Shingle beds and raised beds with mature beds to borders. Outside tap, shed and gated access at side to front.



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**Ground Floor**



**First Floor**

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	89
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	75
(1-20)	G	
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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