



Bittern Drive, Biggleswade, Bedfordshire. SG18 8DU







## 3 Bedroom Detached House £450,000 Freehold

Chain free! This three double bedroom property offers potential to extend (STP), double length garage, West facing garden and is situated within walking distance of the train station and town centre.

- Chain free
- potential to extend (STP)
- West facing garden
- Double length garage
- Off road parking for two/three cars
- Three double bedrooms
- En-suite
- Built-in wardrobes
- Walking distance from the station
- EPC rating D. Council tax band E

## **Ground Floor:**

### **Entrance Hall:**

Abt. 7' 4" x 5' 2" (2.24m x 1.57m) Doors leading to all rooms. Access to understairs storage cupboard. Stairs rising to first floor. Carpeted flooring. Two ceiling lights. Two radiators.

### **Cloakroom:**

A two piece suite comprising a hand wash basin and low level WC. Fully tiled walls and flooring. Ceiling light.

### **Kitchen;**

Abt. 10' 5" x 8' 8" (3.17m x 2.64m) A modern kitchen with matching wall and base cabinets and laminate work tops. Built-in Neff appliances to include eye-level oven, electric hob, overhead extractor fan and dishwasher. Integrated fridge. Stainless steel sink and drainer. Fully tiled walls and flooring. Ceiling light with additional spotlighting. Double glazed window to rear aspect.

### **Utility Room:**

Abt. 14' 2" x 5' 0" (4.32m x 1.52m) This useful utility room with access from the kitchen and garden offers a set of matching wall and base units with laminate worktops and splashback tiles. Plumbing for washing machine and space for freezer. Tiled flooring. Ceiling light. Radiator.

### **Living Room:**

Abt. 18' 6" x 12' 9" (5.64m x 3.89m) A spacious living room with dual double glazed windows to front and side aspects. Feature fireplace. Carpeted flooring. Two ceiling lights. Radiator.

### **Dining Room:**

Abt. 11' 3" x 9' 3" (3.43m x 2.82m) A separate dining room with double glazed sliding door opening to conservatory. Carpeted floor. Ceiling light. Radiator.

## **Conservatory:**

Abt. 12' 8" x 9' 5" (3.86m x 2.87m) Double glazed windows to rear and side aspects. Double glazed patio doors opening into the garden. Air conditioning unit. Tiled flooring. Ceiling light.

## **First Floor:**

### **Landing:**

Abt. 6' 2" x 5' 7" (1.88m x 1.70m) Access to all bedrooms and family bathroom. Carpeted flooring. Ceiling light.

### **Bedroom One:**

Abt. 18' 5" x 13' 3" (5.61m x 4.04m) A spacious double bedroom with double glazed bay window and additional window to front aspect. Large built-in wardrobes and two chest of drawers to match. Access to en-suite. Carpeted flooring. Three ceiling lights. Radiator.

### **En-Suite:**

Abt. 6' 8" x 6' 0" (2.03m x 1.83m) A modern three piece suite including hand wash basin, low level WC and free standing shower. Double glazed window to side aspect. Fully tiled walls and flooring. Spot lights. Heated towel rail.

### **Bedroom Two:**

Abt. 10' 0" x 9' 4" (3.05m x 2.84m) A double bedroom including a built-in wardrobe and two additional sets of drawers. Double glazed window to rear aspect providing a lovely view of the garden. Carpeted flooring. Ceiling light. Radiator.

### **Bedroom Three:**

Abt. 11' 10" x 9' 0" (3.61m x 2.74m) A double bedroom including a bank of built-in wardrobes. Double glazed windows to rear aspect. Cupboard housing water tank with additional cupboard housing boiler. Carpeted flooring. Ceiling light. Radiator.

**Bathroom:**

Abt. 8' 0" x 6' 0" (2.44m x 1.83m) A generous Three piece suite comprising panelled bath with overhead shower, hand wash basin and low level WC. Double glazed window to side aspect. Fully tiled walls and flooring. Spotlights. Heated towel rail.

**External:  
Garden:**

The west facing rear garden is mostly laid to lawn with an array of mature tree and shrub borders and a countryside view. Additionally, it offers a patio area perfect for outdoor dining or entertaining.

**Driveway:**

Driveway with parking for two/three cars.

**Garage:**

The double length garage is a versatile room that offers the potential to convert, to allow for additional living space. Up and over door access from the front. Side access from garden.

**Additional information:****About the area:**

This property is ideal for commuters, conveniently located just 0.4 miles from Biggleswade town and mainline train station, with fast trains into London Kings Cross in approx. 30 minutes, and excellent road links to the A1.

Biggleswade market town offers a wide variety of cafes, pubs, restaurants, shops and gym. Nearby is the popular A1 Retail Park offering high street stores such as Next, Marks & Spencer, B&Q and many more.

**Agents Note:**

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





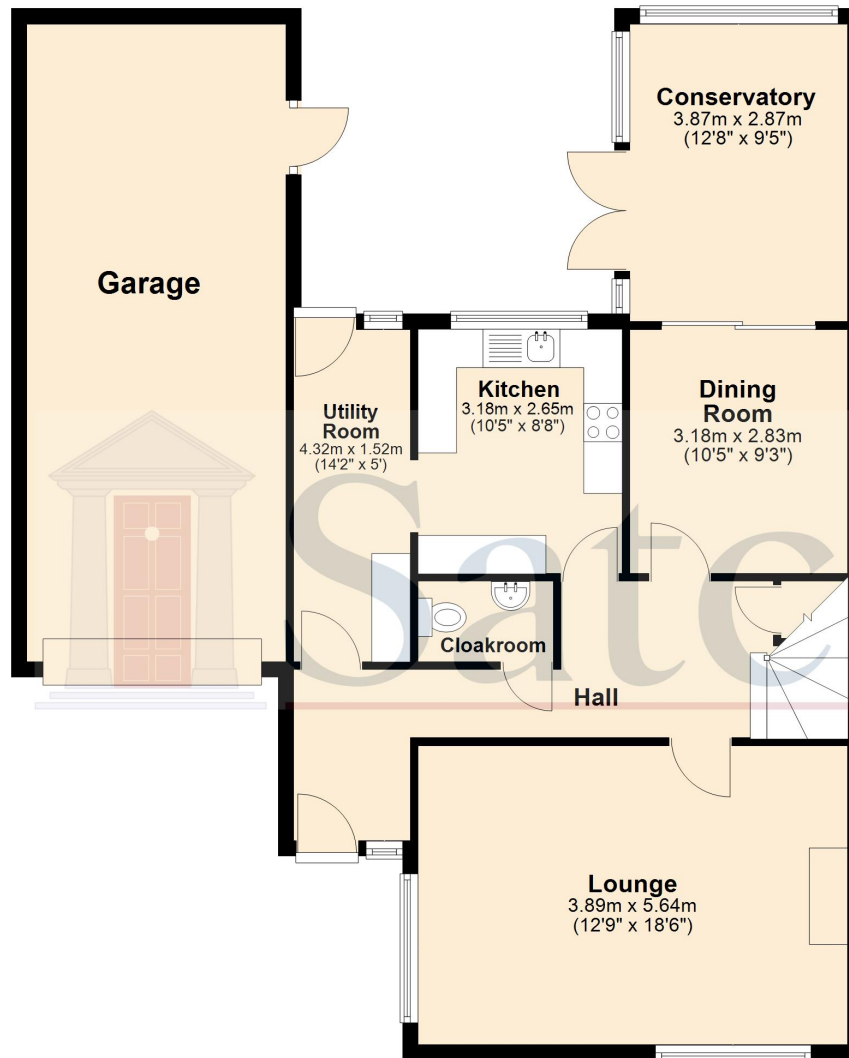


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

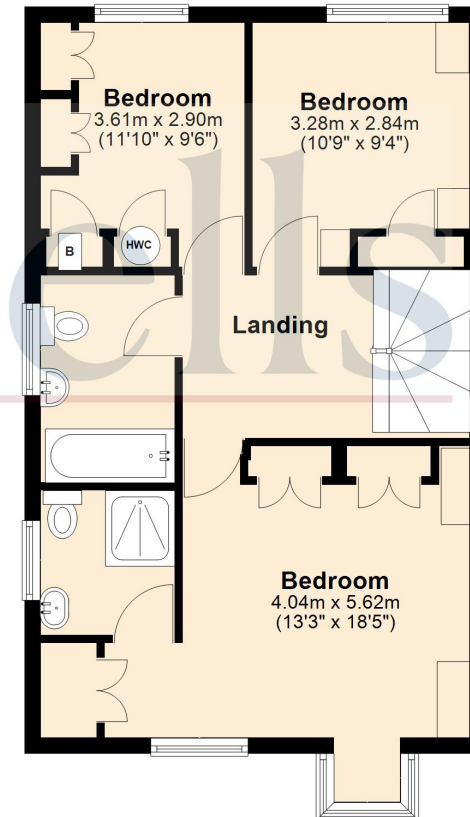




## Ground Floor



## 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.