



Birch Close, Broom, Biggleswade, Bedfordshire. SG18 9NR







## 4 Bedroom Detached House

### £500,000 Freehold

Situated on a large plot within a popular Bedfordshire village, this four-bedroom home requires modernisation throughout and offers great potential! Boasting a double garage, off road parking for four cars, air source heat pump and solar panels!

- CHAIN FREE
- Four bedroom detached house
- Double garage
- In need of modernisation
- Generous rear garden
- Off road parking for four cars
- Popular village location
- Air source heat pump
- Solar panels
- EPC rating C. Council tax band E

## **Ground Floor**

### **Living Room:**

Abt. 13' 1" x 20' 8" (3.99m x 6.30m) Door from hallway. Two upvc double glazed windows to front. Two radiators. Carpet flooring.

### **Dining Room:**

Abt. 9' 10" x 14' 9" (3.00m x 4.50m) Door from lounge and door to kitchen. Access to under stairs storage cupboard. Radiator. Sliding patio door to conservatory. Carpet flooring.

### **Kitchen:**

Abt. 10' 10" x 11' 6" (3.30m x 3.51m) Door from dining room and door from hallway. A range of wall, base and drawer units with complimenting work surfaces. Space for freestanding dishwasher, washing machine, fridge/freezer and cooker. 1 1/2 bowl stainless steel single drainer sink unit with mixer tap over. Double glazed window to rear aspect. Door to garden.

### **Conservatory:**

Door from dining room. Tiled floor. Double glazed windows and door to garden.

### **Cloakroom:**

Access from hallway and comprising of a low-level WC and wash hand basin. Double glazed obscured window.

## **First Floor**

### **Bedroom One:**

Abt. 9' 10" x 9' 10" (3.00m x 3.00m) Double bedroom with double glazed window to rear aspect. Radiator. Carpet flooring.

### **Bedroom Two:**

Abt. 11' 6" x 11' 10" (3.51m x 3.61m) Double bedroom with double glazed window to front aspect. Radiator. Built in wardrobes with mirrored sliding doors. Carpet flooring.

### **Bedroom Three:**

Abt. 9' 10" x 9' 10" (3.00m x 3.00m) Double bedroom with double glazed window to front aspect. Radiator. Built in wardrobes with mirrored sliding doors. Carpet flooring.

### **Bedroom Four:**

Abt. 9' 2" x 8' 2" (2.79m x 2.49m) Double glazed window to front aspect. Radiator. Access to storage cupboard. Carpet flooring.

### **Bathroom:**

Three-piece suite comprising of a panelled bath with overhead shower, low level WC and wash hand basin with vanity unit. Heated towel rail. Full height wall tiling. Obscured double glazed frosted window.

### **External Outside:**

The rear garden is mainly laid to lawn, faces North/East and has an

array of mature shrubs and borders. Patio areas for outdoor dining or entertaining. Greenhouse. Outside tap.

The front garden is also mainly laid to lawn with shrub borders. Gates access to rear garden. Driveway in front of double garage. The double garage has two up and over doors complete with power and lighting, personnel door to rear garden.

### **The Local Area:**

Broom & The Surrounding Area - Broom is a quaint village on the outskirts of the market town of Biggleswade. The village offers a range of local hotspots. 'The Cock' a famous public house with no bar, 'Jordan's Mill', a beautiful location to enjoy some tea and cake and take in views of the River Ivel. Beautiful walks to the lakes and

surrounding countryside is also a must.

The larger town of Biggleswade is located only 1.5 miles away, which offers a wide range of popular pubs, restaurants and shops including large high street stores such as Next, Marks & Spencer and Lidl. Its mainline train station has a journey time of 31 minutes to London Kings Cross and the A1(M) is easily accessible.

### **Agents Notes:**

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





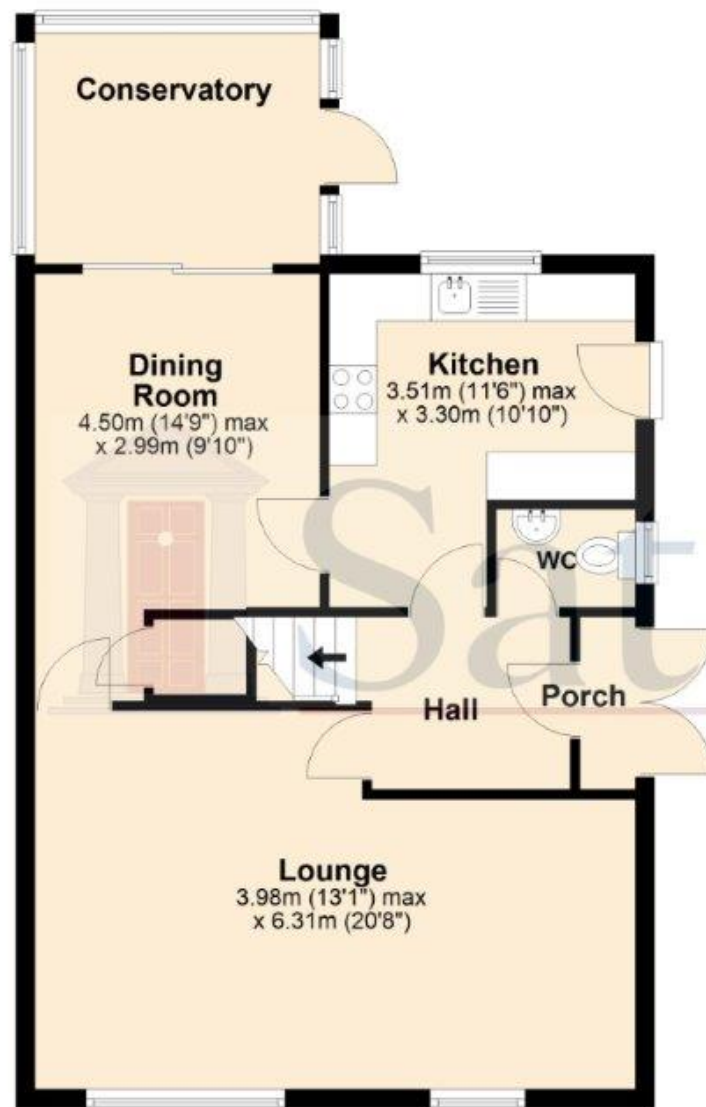


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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