



Dering Corner, Biggleswade, Bedfordshire. SG18 8XQ

Satchells



4 Bedroom Detached House £550,000 Freehold

A well-presented and spacious detached property, built by Martin Grant Homes, offering versatile accommodation and generously proportioned accommodation arranged over three floors, totalling approximately 1,405sqft.

- Unique style
- Four double bedrooms
- En-suite to main bedroom
- Upgraded specification
- South/West facing garden
- Side by side driveway
- Single garage
- Built in wardrobes
- Popular Kings Reach development
- EPC rating B. Council tax band E

Ground Floor

Hallway:

Entry via front door. Doors leading to cloakroom/WC, kitchen and living room. Stairs rise to the first floor. Storage cupboard under stairs. LVT Flooring.

Cloakroom/WC:

Conveniently situated and briefly comprising of a low level WC with wash hand basin and mixer tap. Radiator. LVT Flooring. Obscured window to front aspect.

Living Room:

Abt. 14' 1" x 12' 4" plus bay (4.29m x 3.76m) A spacious room with feature bay window to front aspect. The current owners have removed the doors separating this room from the dining area but the doors can be put back if required. Radiator.

Kitchen/Dining Room:

Abt. 21' 10" x 11' 4" (6.65m x 3.45m) 21' 10" x 11' 4" (6.65m x 3.45m) Located to the rear of the property, this huge space is ideal for growing families or those who love to entertain. Upgraded worktops and upstands. Inset sink with spray tap. Integrated appliances include eye level oven and grill, 5-ring gas hob with hidden extractor fan, dishwasher and washing machine. Space for fridge/freezer. The owners have since added in a contrasting island which provides additional storage. The dining area can easily host a 6-8 seater table with views onto the garden via the french doors. LVT flooring.

First Floor

Bedroom Two:

Abt. 12' 8" x 10' 4" (3.86m x 3.15m) Another large double bedroom, currently used as a nursery with a bank of freestanding wardrobes. Carpet flooring. Window to rear aspect. Radiator.

Bedroom Three:

Abt. 13' 0" x 11' 8" (3.96m x 3.56m) A large double bedroom with window to front aspect. Carpet flooring. Radiator.

Bedroom Four:

Abt. 11' 1" x 8' 5" (3.38m x 2.57m) Currently used as an office, this room is a still a

good sized double with window to rear aspect. Carpet flooring. Radiator.

Bathroom:

A modern four-piece suite with panelled bath, separate shower cubicle, low level WC and wash hand basin with mixer tap. Fully tiled walls to splash back areas. Obscured double glazed window to front aspect. Tiled flooring. Heated towel rail.

Second Floor

Upper Landing:

A small but cosy space providing lots of natural light from the dormer window. Can be used for additional storage, dressing area or reading corner.

Principal Bedroom:

Abt. 15' 3" x 12' 6" (4.65m x 3.81m) Occupying the entire second floor is a expansive suite with two sets of built in wardrobes and private en-suite shower room. Two dormer windows. Carpet flooring. Two Radiators.

Outside

Rear Garden:

The South/West facing rear garden has recently been landscaped to provide a relaxing space to entertain. Gazebo with wood fired hot tub (negotiable). Composite decking to dining area. Porcelain patio area. Door leading to garage.

Garage and Parking:

Single garage with power and light. The garage has been split into two spaces separated by a stud wall which could easily be removed if required. The rear half has been fully insulated. Up and over door to front.

Additional Information

About the Area:

This lovely property is well positioned on the outskirts of the popular Kings Reach development which offers multiple park areas, a Sainsbury's local, coffee shop, pizzeria, fish & chip shop, community centre and lower school.

Within walking distance, you will find the 'Kings Reach' pub, Biggleswade leisure centre and the A1 retail park with large high street stores such as Next, Marks &

Spencer, Smyths and B&Q. There are also lots of countryside walks nearby including the 'Green Wheel' and longer walks providing access to the RSPB Nature Reserve in Sandy.

Located approximately 1 mile away is Biggleswade town centre & mainline train station which offers direct links into London's Kings Cross St Pancras, with a journey time of approx. 36 minutes. On foot using various cut throughs, the train station is approximately a 15-20 minute walk away.

Agents Note:

Draft particulars yet to be approved by the 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 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 based on their current provider.

Water: Mains supply

Electric: Mains supply

Drainage: Mains supply

Flood risk: No

Mobile/Phone: Ok

Tenure: Freehold

Council Tax Band: E

Council tax payable: £3016.92 per year

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

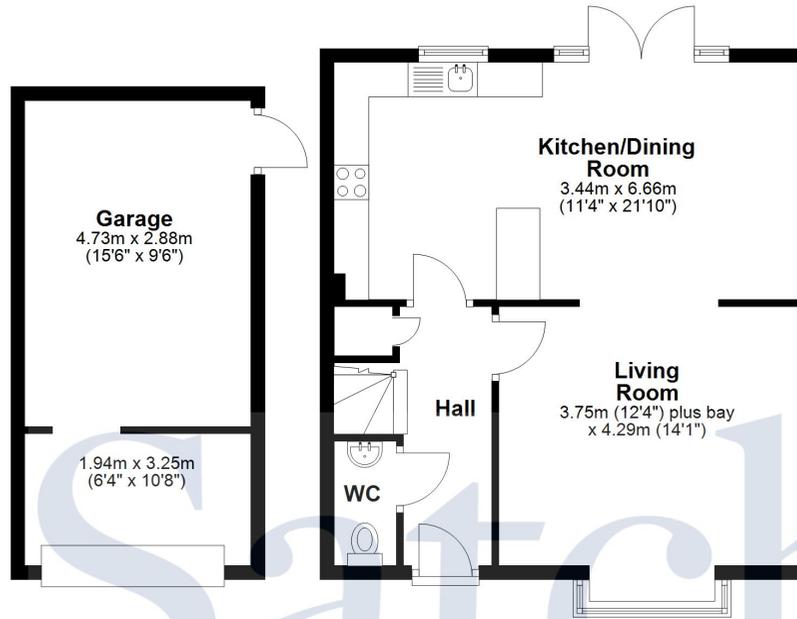




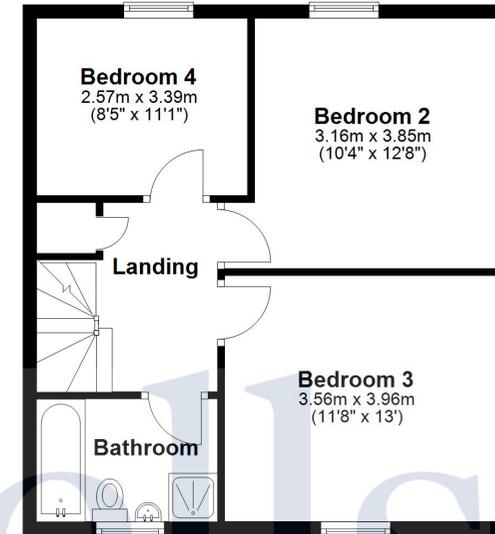
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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

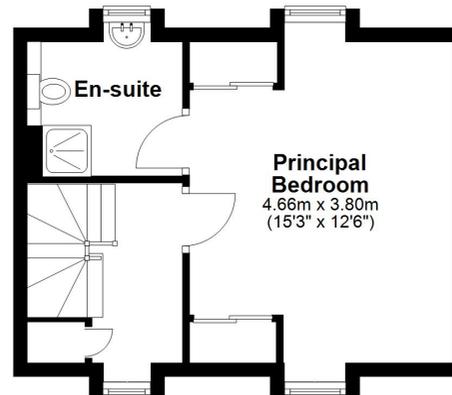
Ground Floor



First Floor



Second Floor



For 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.