



Ivel Gardens, Biggleswade, Bedfordshire. SG18 0AN







## 2 Bedroom Detached Bungalow

### £475,000 Freehold

Rare to market! This chain free two-bedroom detached bungalow is beautifully positioned along the River Ivel in a quiet cul-de-sac only minutes from the town centre.



- Chain free
- Two large double bedrooms
- Detached bungalow
- En-suite
- Driveway
- Single garage
- 24ft living room
- River views
- West facing garden
- Awaiting EPC. Council tax band E

**Ground Floor:**  
**Entrance Porch:**

Entry via UPVC front door. Glazed panels either side. Feature skylight. Door leading to entrance hall and utility room.

**Inner Hallway:**

Entry from front porch. Cupboard housing wall mounted boiler. Further two storage cupboards. Carpet flooring. Radiator. Door to:

**Cloakroom:**

Modern two piece suite with low level WC and wash hand basin. Half height tiling. Vinyl flooring.

**Kitchen/Dining Room:**

Kitchen area: Abt 9'7" x 11'6" (2.93m x 3.51m)

Dining area: Abt 8'9" x 10'4" (2.66m x 3.16m)

Dining area to front of property with window to front aspect. Laminate flooring, Radiator. Archway leading to kitchen area with a range of wall and base units with laminate work surfaces. Electric hob, single eye level oven, integrated fridge/freezer, dishwasher and stainless-steel sink and drainer. Tiles to walls and flooring. Serving hatch through to living room. Double glazed window and partially glazed door to side passage. Spotlights.

**Utility:**

A range of wall and base units with laminate worksurfaces. Integrated stainless steel sink with drainer. Splashback tiles. Space for washing machine. UPVC door to rear garden. Door to garage.

**Living Room:**

Abt. 24' 3" x 14' 1" (7.39m x 4.29m) A spacious 24ft room with feature electric fireplace with stone surround. Double glazed sliding doors leading to garden and views of the River Ivel. Double glazed window to side aspect. Radiators. Carpet flooring. Spotlights.

**Bedroom One:**

Abt. 10' 4" x 14' 2" (3.15m x 4.32m) A large double bedroom with access to en-suite shower room. Double glazed window overlooking rear garden and River Ivel. Built-in wardrobes with matching suite if required. Radiator. Ceiling light. Carpet flooring.

**En-Suite Shower Room:**

Modern three-piece suite with electric shower cubicle, low level WC, wash hand basin with mixer tap. Chrome heated towel rail. Tiled splashback areas and flooring. Obscured double glazed window to side aspect.

**Bedroom Two:**

Abt. 12' 7" x 11' 9" (3.84m x 3.58m) Spacious double bedroom with built-in wardrobes. Double glazed window to side aspect. Floor to ceiling single glazed window to entrance porch. Carpet flooring. Radiator. Ceiling light.

**Shower Room:**

Generous three-piece suite with double width electric shower, low level WC and wash hand basin with mixer tap and fitted vanity unit and worktop. Fully tiled walls and flooring. Obscured double glazed window to side aspect. Ceiling light. Radiator.

**Outside:**



**Garage:**

Single garage with up and over door. Single glazed window to side aspect. This would be an ideal space to convert into a third bedroom if required (STPP).

**Garden:**

A beautifully tranquil garden split into two tiers. The high level is mainly paved with mature trees and shrubs, small shingled areas, timber summer house and pergola seating area. Steps lead down to the lower level which is mainly shingled with path to seating area and surrounded by mature trees. The River Ivel sits at the bottom of the garden providing peaceful views across the water and countryside beyond.

**Additional Information:****About the Area:**

Situated approximately 2 minutes or 0.3 miles from the town centre and train station, this property is conveniently located within walking distance to most

amenities in Biggleswade. The train station has services into London in just under 30 minutes and the A1 (M) can be accessed easily on the North and South side of Biggleswade.

Both doctors' surgeries are within walking distance as well as local schools and leisure facilities. Biggleswade also has a large retail park with high street stores such as Next, Marks & Spencer and Boots. For those who like the countryside, there is a wide range of countryside walks nearby. Whether you stroll around Biggleswade's Green Wheel, visit Jordan's Mill, Langford for a cup of tea and some cake, the RSPB reserve in Sandy or the popular Shuttleworth Collection, you are not short for choice.

**Agents Note:**

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





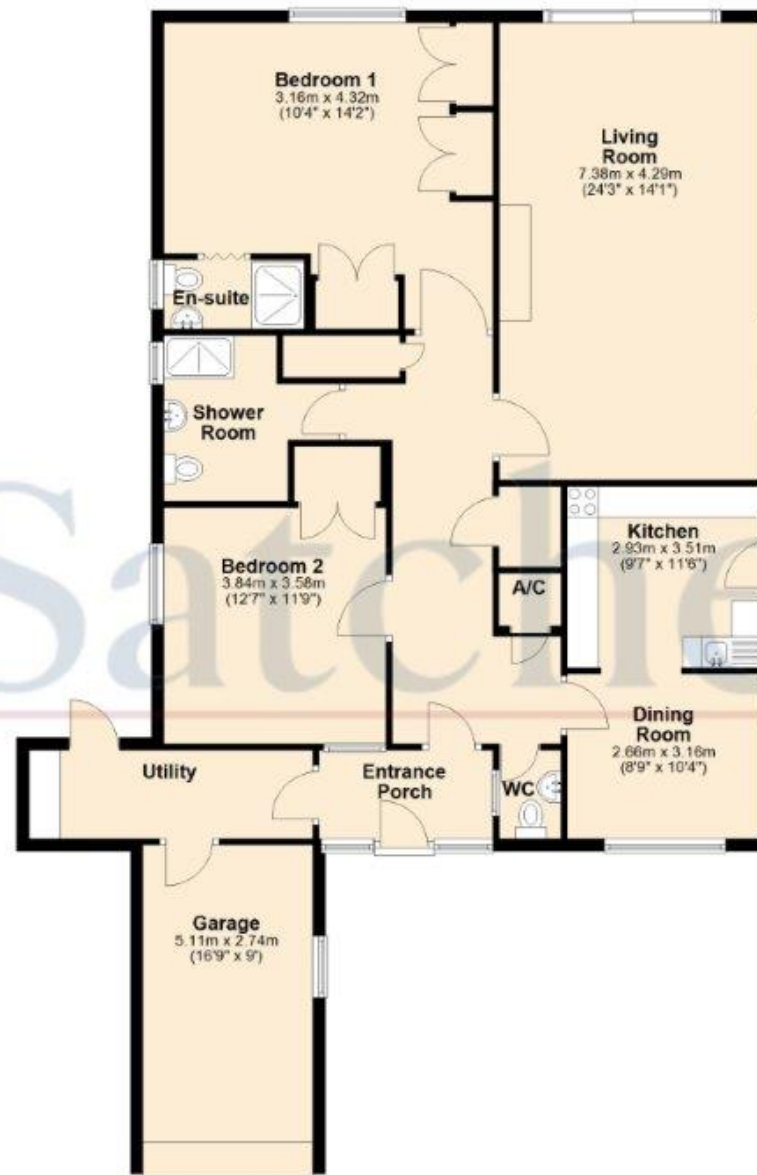


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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



For illustrative 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.