



Kittiwake Close, Biggleswade, Bedfordshire. SG18 8HH





## 4 Bedroom Detached House

### Asking Price £450,000 Freehold

Located on a desirable cul-de-sac just a 10-minute walk from Biggleswade train station and town centre, this lovely family home offers four generous bedrooms, garage, driveway and has been thoughtfully updated throughout!

- Desirable cul-de-sac location
- Walking distance from town centre and mainline station
- Downstairs W/C
- Garage and driveway
- New combi boiler 2020
- New windows 2021
- Stunning conservatory
- Beautiful rear garden
- Council tax band E
- EPC rating - C

## **Ground Floor**

### **Entrance Hall**

Abt. 16' 07" x 6' 2" (5.05m x 1.88m) UPVC double glazed front door with decorative obscure glazing. Karndean flooring. Radiator. Stairs to first floor. Doors to kitchen, w/c and lounge.

### **Cloakroom**

Handwash basin. Low level w/c. Extractor fan. Obscured UPVC double-glazed window. Half panelled walls.

### **Lounge**

Abt. 15' 1" x 13' 9" (4.60m x 4.19m) Laminate wood effect flooring. UPVC double-glazed bay window to front. Radiator. Opening into:

### **Dining Room**

Abt. 9' 5" x 9' 5" (2.87m x 2.87m) Laminate wood effect flooring. Radiator. Serving hatch to kitchen. UPVC double-glazed French doors into;

### **Conservatory**

Abt. 10' 9" x 9' 9" (3.28m x 2.97m) UPVC double-glazed conservatory with patio doors into garden. Porcelain tiled flooring.

### **Kitchen**

Abt. 11' 9" x 9' 5" (3.58m x 2.87m) Wood effect wall and base units with laminate worktops over. Ceramic sink and drainer with mixer tap over. UPVC double-glazed window over sink. Electric oven. Ceramic induction hob with extractor hood over. Tiled splash back. Karndean flooring. UPVC double-glazed door into garden. Space for white goods. Radiator. Gas combination boiler installed 2020, serviced annually.

## **First Floor**

### **Landing**

Carpet flooring. UPVC double-glazed window. Doors to bedrooms and bathroom. Storage cupboard. Access to loft – boarded with pull down ladder.

### **Master Bedroom**

Abt. 11' 4" x 10' 5" (3.45m x 3.17m) Carpet flooring. Radiator. UPVC double-glazed window.

### **Bedroom Two**

Abt. 12' 9" x 8' 2" (3.89m x 2.49m) Laminate flooring. Radiator. UPVC double-glazed window.

### **Bedroom Three**

Abt. 10' 5" x 6' 6" (3.17m x 1.98m) Carpet flooring. Radiator. UPVC double-glazed window. Storage cupboard.

### **Bedroom Four**

Abt. 9' 9" x 6' 9" (2.97m x 2.06m) Carpet flooring. Radiator. UPVC double-glazed window.

### **Family Bathroom**

Abt. 8' 5" x 5' 9" (2.57m x 1.75m) Tiled flooring and tiled wall to ceiling. Bath with shower over. Handwash basin. Low level w/c. Obscured UPVC double-glazed window. Chrome heated towel rail. Extractor fan.

## Outside

### Rear Garden

Fully enclosed easterly facing garden mostly laid to lawn with patio areas, mature flowers, shrubs and trees. Two storage sheds. Gated side access. Door to garage. Outside tap and outdoor electrical sockets.

### Garage

Up and over garage door. Rear door and window. Power and lighting.

### Front

Block paved driveway for two cars. Front garden mostly laid to lawn with mature flowers, shrubs and trees.

## Location

This property is ideal for commuters, conveniently located just 0.6 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.

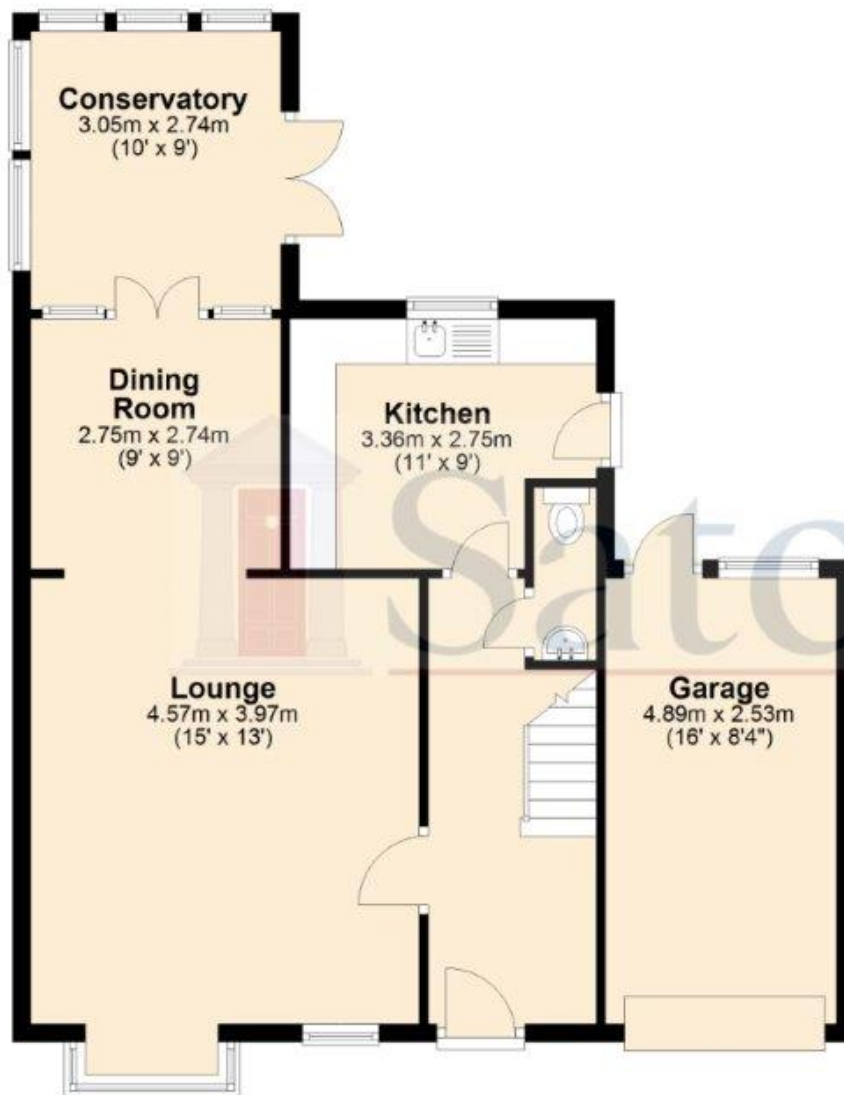
Biggleswade market town offers a wide variety of cafes, pubs, restaurants, shops and supermarkets. Nearby is the popular A1 Retail Park offering high street stores such as Next, Marks & Spencer, Homebase and many more.



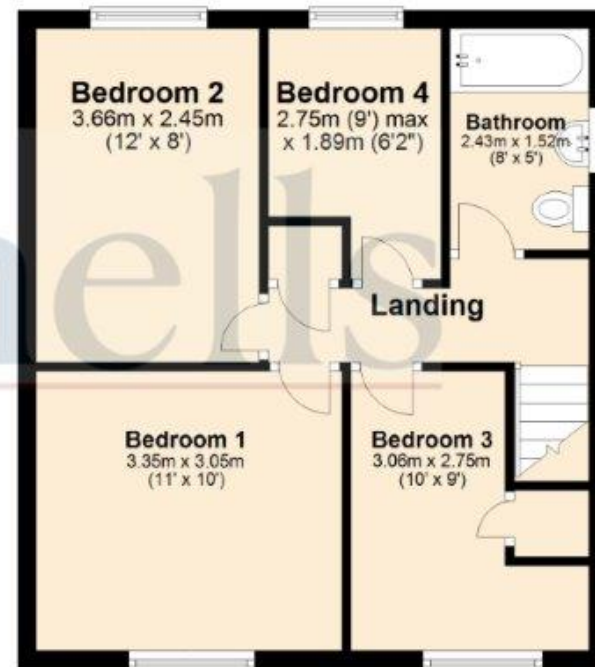


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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