



country
properties
For Sale

4, Bittern Drive

Biggleswade,
Bedfordshire, SG18 8DU
OIEO £325,000

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Country properties are excited to present this excellent sized two bedroom end of terrace home situated on a corner plot within the popular Birds development and just 0.3 miles from the town centre and train station. This property has fantastic potential to extend to both the side and rear (STPP). Other benefits include; 14 ft. lounge with French doors leading on to the rear garden, kitchen/breakfast room, downstairs shower room, 2 x 14 ft. double bedrooms, fully enclosed rear garden with access to the front, a concrete area for parking as well as a home office/summer room. Viewing is highly recommended.

- Corner plot
- Huge potential to extend to the side and rear (STPP)
- End of terrace house
- 2 Fantastic size double bedrooms
- Lounge with french doors onto garden
- Kitchen/breakfast room
- Downstairs shower room
- Excellent sized rear garden
- Outbuilding ideal for home office/summer room
- Off road parking for 1 - 2 cars

Ground Floor

Entrance Hallway

Entrance via uPVC front door, access to first floor, kitchen and living room, radiator, storage space, tiled flooring, heating dials.

Lounge

14' 6" x 10' 1" (4.42m x 3.07m)
Hard wood flooring, uPVC large French doors to rear, radiator, panelled wall, plenty of plug sockets.

Kitchen/Diner

11' 11" x 8' 5" (3.63m x 2.57m)
Large uPVC window to front aspect, wall and base fitted units with roll edge work top, tiled splash back, tiled flooring, space for oven and a tall free standing fridge/freezer, space and plumbing for washing machine, 1 1/2 stainless steel sink and drainer, combination boiler.



Downstairs Shower Room

Fully tiled, obscure uPVC window to the front aspect, heated towel rail, shower cubicle with main shower above, wash hand basin with small vanity unit, low level flush WC.

First Floor

Landing

Doors to both bedrooms, smoke detector, access to loft space.

Master Bedroom

14' 6" x 10' 1" (4.42m x 3.07m)

Radiator, double sockets, large uPVC window to front aspect, built in cupboard above the stairs, panelled walling.

Bedroom Two

14' 7" x 9' 0" (4.45m x 2.74m)

Large uPVC window to rear aspect, radiator, double sockets, panelled walling.

Outside

Front

Mainly laid to lawn, pathway leading to the front door, access gate to the rear garden, corner plot.

Garden

Two access points via gates to the front and double gates leading onto concrete area for 1 car, fully enclosed via fence, large decked area for entertaining or ideal for alfresco dining stepping down onto a patio area, mainly laid to lawn, pathway down the side leading to home office/summer room.

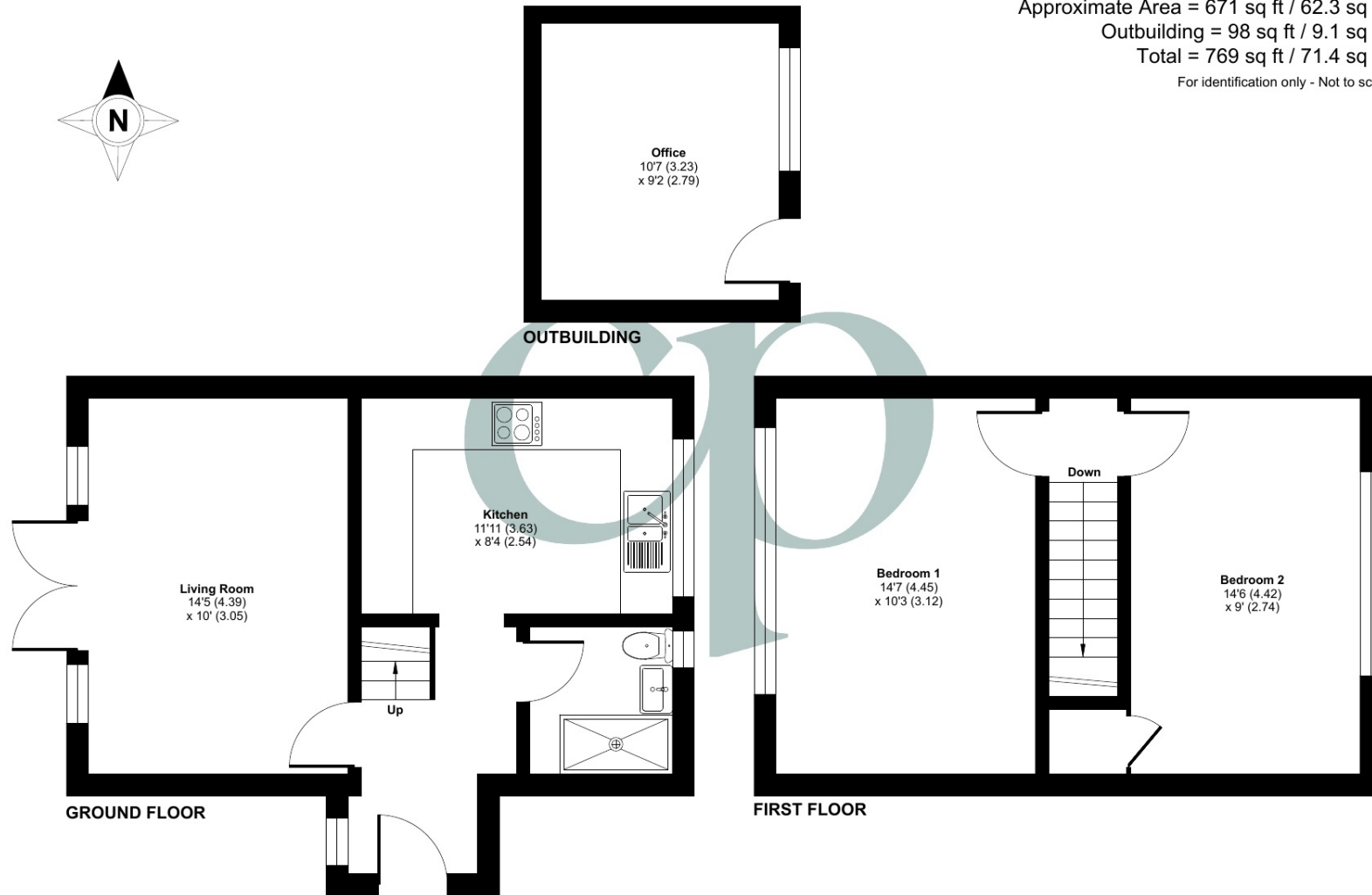
Home Office/Summer House

Double glazed window and door to the front aspect, fully insulated, plenty of double sockets, ideal space for working from home or man cave/summer room.





Approximate Area = 671 sq ft / 62.3 sq m
 Outbuilding = 98 sq ft / 9.1 sq m
 Total = 769 sq ft / 71.4 sq m
 For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Country Properties. REF: 1096298

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		88
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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