



Larkinson Avenue, Biggleswade, Bedfordshire. SG18 0RF





3 Bedroom Semi-Detached House

£410,000 Freehold

A stunning three-bedroom family home, only 7 years old. With fitted wardrobes to all bedrooms, en-suite, private garden, garage and two parking spaces we highly recommend viewing to appreciate what this home offers.

- Modern three bedroom home
- Desirable estate
- Built in 2018
- Private rear garden
- Single garage
- Two parking spaces
- En-suite
- Built-in wardrobes
- Annual estate charge of approx. £250
- EPC rating B. Council tax band D

Ground Floor:**Hallway:**

Entry via UPVC front door. Doors to all ground floor rooms including cloakroom, living room and kitchen/diner. Stairs rising to first floor. Under stairs storage cupboard. Hard flooring.

Living Room:

Abt. 18' 5" x 10' 7" (5.61m x 3.23m) A naturally bright room with feature artificial chimney breast and bay window to front aspect. Shutter blinds. Carpet flooring. Radiator.

Kitchen/Diner:

9' 4" x 18' 2" (2.84m x 5.54m) Located to the rear of the property looking onto the garden with French patio doors. Modern white gloss kitchen with a range of wall and base units. Integrated appliances include fridge/freezer, dishwasher, washing machine, eye-level oven and gas hob with overhead extractor fan. Stainless steel sink and drainer. Window to rear aspect with shutter blinds. Hard flooring. Spotlights. Radiator.

WC:

A modern white suite with low level WC and wash hand basin with mixer tap. Tiled splashback areas. Radiator. Hard flooring.

First Floor:**Bedroom One:**

Abt. 11' 9" x 10' 11" (3.58m x 3.33m) A generous double bedroom with fitted wardrobes and access to en-suite shower room. Window to rear aspect. Carpet flooring. Radiator.

En-Suite:

Three-piece suite with low level WC, wash hand basin with mixer tap and shower cubicle. Full height tiling in shower areas, half wall tiling to remaining walls. Radiator. Extractor fan. Hard flooring.

Bedroom Two:

Abt. 10' 10" x 0' 11" (3.30m x 0.28m) Spacious double bedroom with window to front aspect. Fitted wardrobes. Carpet flooring. Radiator.

Bedroom Three:

Abt. 9' 0" x 8' 7" (2.74m x 2.62m) A good-sized single bedroom or home office. Fitted wardrobes. Window to rear aspect. Carpet flooring. Shutter blinds.

Family Bathroom:

Modern three-piece suite comprising of a panelled bath, low level WC and wash hand basin with mixer tap. Obscured window to front aspect. Half height wall tiling. Hard flooring. Spotlights.

Outside:**Garden:**

East facing garden mainly laid to lawn with patio area for outdoor dining and entertaining. Gate to access parking area and garage.

Garage and Parking:

The single garage sits beneath a neighbouring coach house. The two allocated parking spaces are located opposite. Garage currently does not have power but this could be added if required.

Additional Information:**Agents Note:**

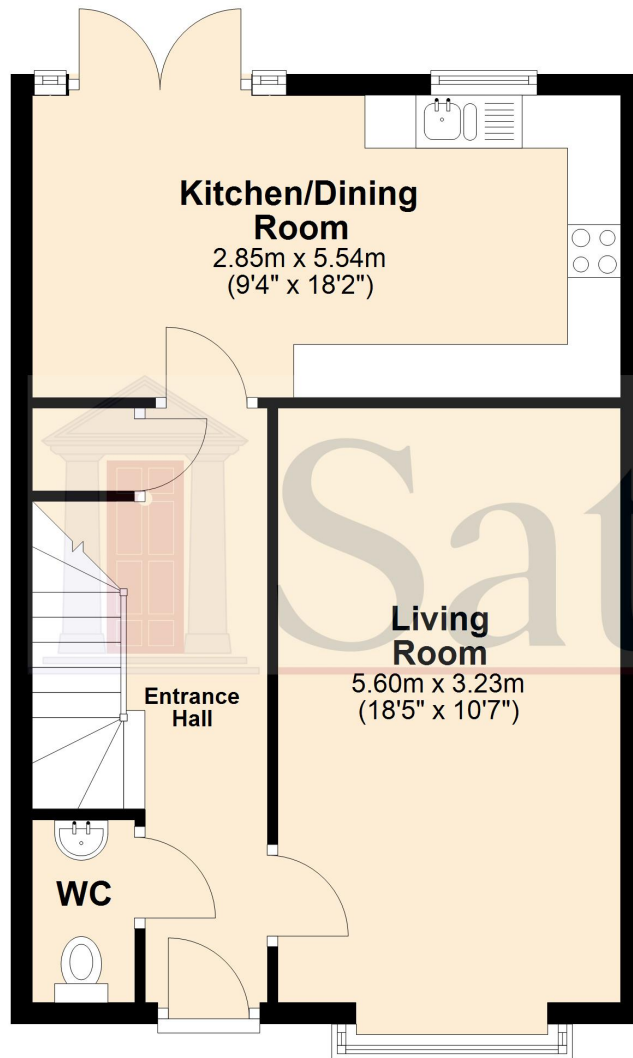
Draft details yet to be approved by the vendor and maybe subject to change.



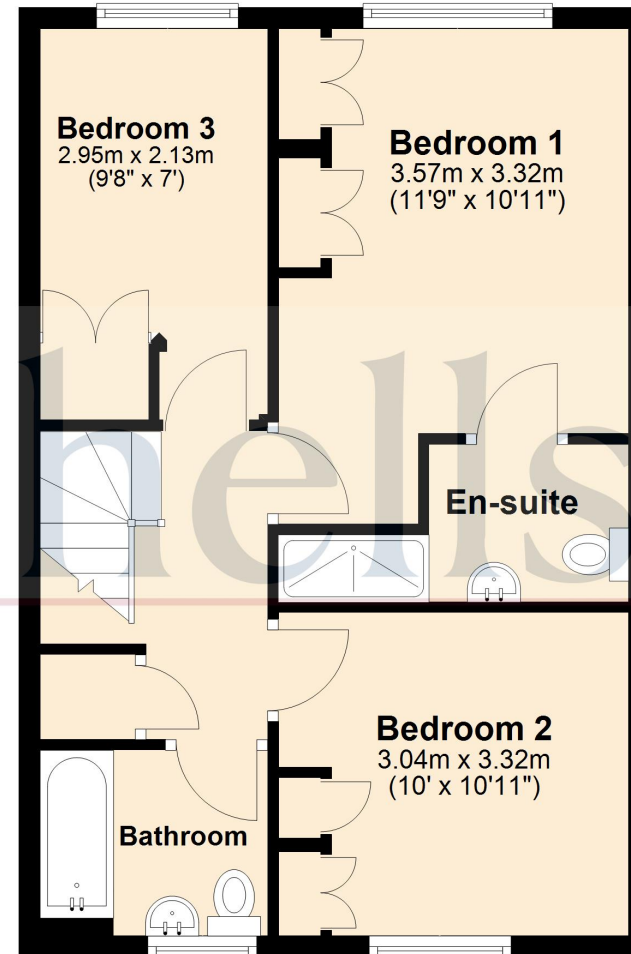
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Ground Floor



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.