



Biggleswade, Bedfordshire. SG18 0AW







## **3 Bedroom Semi-Detached House**

### **£450,000 Freehold**

Built in 2021 and measuring approximately 1,230 SQFT is this immaculately presented three bedroom home with built in wardrobes, garage and off road parking. Only a 13 minute walk from the train station, this property is a must view!

- Approx. 1,230 SQ.FT
- Single garage and parking
- Juliet balcony to lounge
- 6 years NHBC warranty remaining
- Bi-folding doors to kitchen
- Chain Free
- Walking distance to town and train station
- Built in wardrobes
- Immaculately presented throughout
- EPC Rating B. Council Tax Band D

## **Ground Floor**

### **Entrance Hallway:**

Composite front door opens into the entrance hallway. Stairs rise to the first-floor landing. Glazed internal doors open into the kitchen/family room. Wood effect flooring. Ceiling light. Radiator. Understairs storage cupboard. Alarm panel.

### **Downstairs Cloakroom:**

A modern two-piece suite comprising a low-level WC and wash hand basin. Splashback tiles. Wood effect flooring. Radiator. Ceiling light.

### **Kitchen/Family Room:**

Abt. 27' 2" max x 14' 6" max (8.28m x 4.42m) An impressive 27ft kitchen/family room with bi-folding doors opening onto the rear garden.

The kitchen is fully fitted with contemporary style units, complimenting worktops with up-stands, stainless steel sink and chrome taps, 4 ring ceramic hob, double 'Neff' oven, extractor hood, dishwasher and washer/dryer.

There is a generous dining area beside the bi-folding doors, and a further family/sitting area with window overlooking the front of the property. Radiator Spotlights. Tiled flooring.

## **First Floor**

### **Landing:**

Doors to all rooms. Window overlooking the front aspect. Ceiling light Radiator. Carpeted.

## **WC:**

A modern two-piece suite comprising a low-level WC and wash hand basin. Splashback tiles. Tiled flooring. Radiator. Ceiling light.

### **Living Room:**

Abt. 14' 7" x 12' 2" (4.45m x 3.71m) A generous living room with beautiful Juliet balcony overlooking the rear of the property, bringing in lots of natural light. Carpeted. Ceiling light. Radiator.

### **Bedroom Three:**

Abt. 11' 1" x 7' 4" (3.38m x 2.24m) A double bedroom with window overlooking the front aspect. Carpeted. Ceiling light. Radiator.

### **Second Floor**

#### **Bedroom One:**

Abt. 11' 2" x 8' 3" (3.40m x 2.51m) A double bedroom with window overlooking the front aspect. Built in wardrobe with sliding doors. Carpeted. Ceiling light. Radiator. Door to:

#### **Bedroom Two:**

Abt. 12' 6" x 8' 6" (3.81m x 2.59m) A double bedroom with window overlooking the rear aspect. Built in wardrobes providing ample storage. Carpeted. Ceiling light. Radiator.

### **Bathroom:**

A three piece suite comprising a low level level WC, wash hand basin with vanity unit and panelled bath with shower over. Part tiled walls and tiled flooring. Heated towel rail. Spotlights.

## **Outside**

**Front Garden:**

Mainly laid to lawn with pathway leading to the front door. Side gate to garden.

**Rear Garden:**

The rear garden is mainly laid to lawn with a sandstone patio area outside of the bi-folding doors. Gate to front of property and garage. Outside tap.

**The Local Area:**

Wharf Mews is situated on a former Wharf which at one time in the 1930's was owned by William Jordan and Son of Jordan's Cereals farm.

Biggleswade Town Centre is just a short stroll away offering a large range of shops, pubs and restaurants. The mainline Train Station is also less than a mile away with a journey time of approximately 31 minutes into London Kings Cross St Pancras.

Both doctors' surgeries are close by, as well as the local schooling and Saxon Pool & Leisure Centre. Biggleswade also has a large retail park with stores such as Next, Marks & Spencer and B&Q

For those who like the countryside, there is a wide range of walks nearby including the 'Biggleswade Green Wheel', a walking and cycling route passing through many areas of heritage and wildlife sites. Biggleswade Common to the north of town, is the largest area of common land in Bedfordshire with the RSPB's nature reserve nearby. Whether you walk along the river to visit Jordan's Mill for a cup of tea and some cake or pop over to the popular Shuttleworth Collection, you are not short for choice.







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.

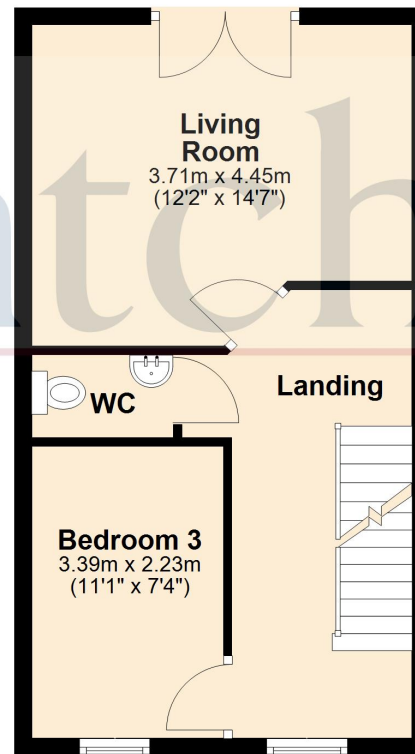
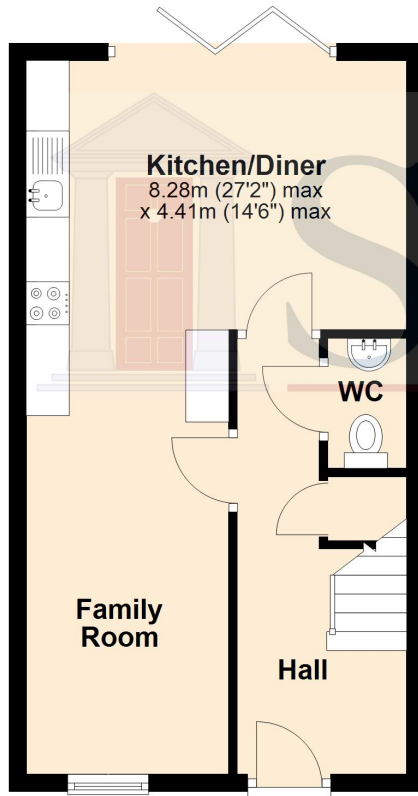




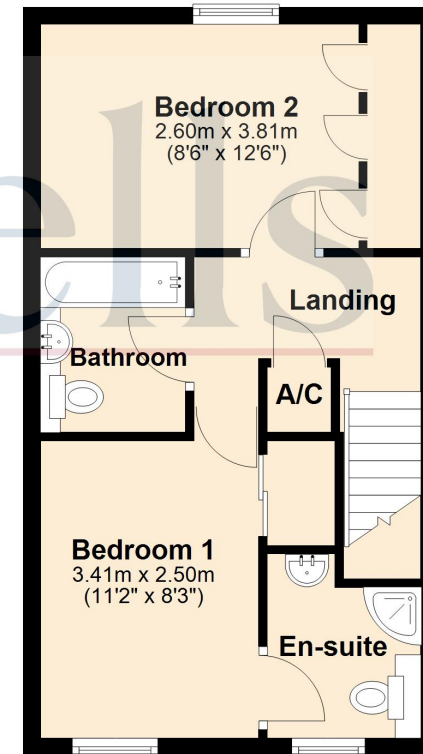
## Ground Floor



## First Floor



## 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.