



12, Soundy Paddock

Biggleswade,
Bedfordshire, SG18 0RQ
Freehold - OIEO £425,000

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properties

This impressive 3 bedroom detached family residence has been tastefully built by Bloor Homes within the last 5 years and is situated on the popular St Andrews development. Located on the outskirts of the growing market town of Biggleswade, the property boasts beautiful countryside surroundings with fields and walking trails leading all the way to the local RSPB nature and wildlife park.

Stepping inside, you are greeted into the spacious entrance hallway with doors leading off into a bright and cosy lounge which allows lots of light through a sizable bay window and a downstairs WC. The entrance hallway further leads directly into a fully integrated kitchen/diner with a range of matching wall and base units with Colmar oak effect roll top work surface and ample space for family dining with views across the rear garden. The kitchen incorporates a useful separate utility area with its own work surface space and units matching the kitchen. Upstairs, leading off the landing with a useful built-in storage cupboard, you find three spacious bedrooms and a family bathroom. The master bedroom has a bank of mirror fronted wardrobes and access to its own en-suite to complete the first floor.

Outside, the property benefits from its own open plan front garden and block paved driveway at the side of the property which leads to a single garage with eves storage space, power, and light. The enclosed rear garden is primarily laid to lawn and comprises of a patio area ideal for entertaining and alfresco dining, mature shrub beds, fence and walled boundaries.

Biggleswade Town Centre is steeped with history and is up and coming with all your amenities and a retail park. It also has great commuting links into London Kings Cross via train, good schooling and has easy access directly onto the A1M and commutable links to the M1, M11 and is also within 15 miles of London Luton Airport.

- Bloor Homes detached residence
- 5 Year NHBC warranty remaining
- Three bedrooms
- High specification fitted kitchen and utility
- En-suite to master bedroom
- Garage and driveway
- Private rear garden
- Council Tax band D & EPC rating B







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(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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