



Tansey End, Biggleswade, Bedfordshire. SG18 8WL







## 3 Bedroom Semi-Detached House

### £380,000 Freehold

Situated on the sought after Saxon Gate development and close to local amenities, this three bedroom home offers a single garage and parking, en-suite shower room to master bedroom, large living/dining room and a beautiful rear garden!

- Three bedroom home
- Single garage
- Off road parking
- En-suite to bedroom one
- Downstairs cloakroom
- Close to local amenities
- Popular Saxon Gate development
- EPC rating C. Council tax band D

## **Ground Floor:**

### **Entrance Hallway:**

Wood effect flooring. Doors to all rooms. Radiator. Ceiling light. Stairs rise to the first-floor landing.

### **Cloakroom:**

A two piece suite comprising a low level WC and wash hand basin. Double glazed window to front aspect. Tiled flooring. Ceiling light. Radiator.

### **Kitchen/Breakfast Room:**

Abt. 12' 0" x 7' 7" (3.66m x 2.31m) A modern kitchen comprising a range of matching units with complimenting laminate work surface. Integrated stainless-steel sink and drainer, Electric oven with four ring gas hob, fridge/freezer, slimline dishwasher and space for a washing machine. Breakfast Bar. Wood affect flooring. Radiator. Ceiling light. Double glazed window to front aspect. Wall mounted boiler.

### **Living/Dining Room:**

Abt. 16' 6" x 14' 7" max (5.03m x 4.45m max) A spacious living/dining room with double glazed patio doors and window overlooking the beautiful rear garden. Wood effect flooring. Large storage cupboard. Two ceiling lights. Radiator.

## **First Floor:**

### **Bedroom One:**

Abt. 11' 3" x 12' 7" (3.43m x 3.84m) A generous double bedroom with double glazed window overlooking the front aspect. Wood effect flooring. Radiator. Ceiling light. Door to:

### **En-Suite:**

A modern three piece suite comprising a low level WC, wash hand basin and single shower cubicle. Splash back tiles. Wood effect flooring. Radiator.

### **Bedroom Two:**

Abt. 12' 0" x 8' 2" (3.66m x 2.49m) A further double bedroom with double glazed window to rear aspect. Carpeted. Ceiling light. Radiator.

### **Bedroom Three:**

Abt. 8' 8" x 6' 2" (2.64m x 1.88m) A single bedroom, currently being used as an office. Carpeted. Double glazed window to rear aspect. Radiator. Ceiling light.

### **Bathroom:**

A modern three-piece bathroom suite comprising a panelled bath with shower over, low level WC and wash hand basin with vanity unit. Panelled walls. Wood effect flooring. Heated towel rail. Light to ceiling.

## **Outside:**

### **Front Garden:**

Small front garden with shingled area and shrub border. Gate leads to rear garden.

### **Rear Garden:**

A beautifully presented rear garden, mainly laid to lawn with a paved patio area and a range of mature trees and shrubs. Outdoor tap. Patio doors open into the living/dining room.

### **Garage and Parking:**

The single garage has power and offers plentiful storage. The garage is located directly opposite the property with off road parking in front.

## The Local Area: Biggleswade and Surrounding:

This beautiful home is perfectly located within the popular Saxon Gate development. The local leisure centre with swimming pool and gym is within strolling distance, along with local shops and a large park. Biggleswade town centre and mainline train station is also only 1 mile away, approximately 20 minutes on foot using various cut throughs and footpaths. The town centre has a large range of shops, pubs and restaurants, offering something for everyone. Biggleswade mainline train station has services into London Kings Cross, St Pancras with the quickest journey time being only 23 minutes.

Local schools are within walking distance, along with the large A1 retail park with high street stores such as Next, Marks & Spencer and Boots.

## Additional Information: Agents Note:

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







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.

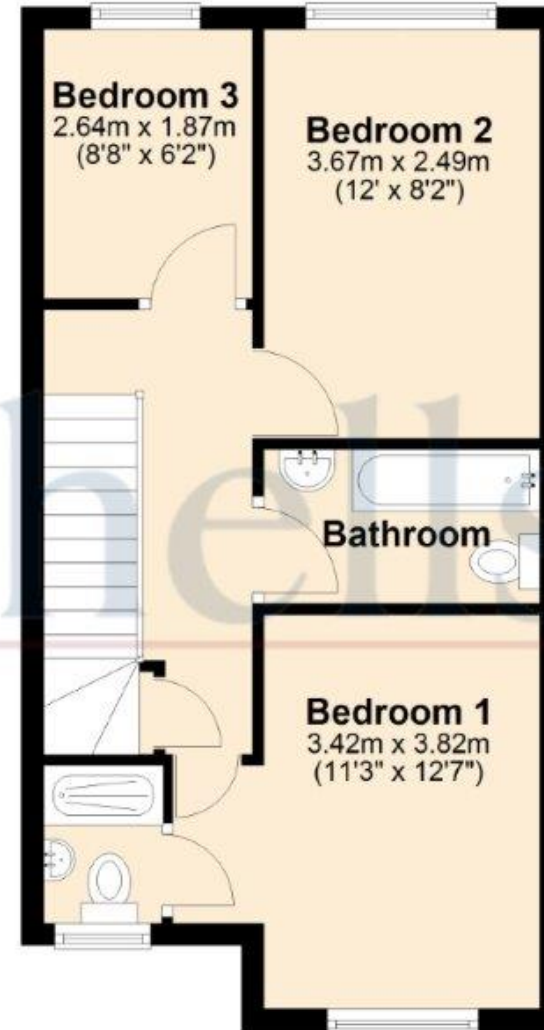




## Ground Floor



## 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.