



6 Mill Close, Biggleswade, Bedfordshire. SG18 8BQ

| Satchells



3 Bedroom Semi-Detached House £440,000

Rare to market! This Chain free and beautifully presented three double-bedroom house is positioned along the River Ivel in a quiet cul-de-sac only minutes from the town centre. Viewing highly advised.

- Chain free
- Three double bedrooms
- Modernised kitchen/breakfast room
- River views
- Driveway
- West facing garden
- En-suite
- Single garage
- Quiet cul-de-sac location
- EPC rating D. Council tax band C

Ground Floor

Hallway:

Wood effect flooring. Carpet stairs rising to first floor. Doors leading to lounge and kitchen.

Kitchen:

Abt. 15' 6" x 10' 8" (4.72m x 3.25m) A newly fitted modern kitchen with breakfast bar, perfect for casual dining. All integrated appliances include a double fridge freezer, induction hob, dishwasher, eye level microwave, oven, and grill. Spot lights and under wall-unit lighting. Undermount sink 1.5 bowls with drainer grooves. Wood effect flooring. Double glazed window to front aspect. Radiator.

Living Room:

Abt. 15' 6" x 13' 9" (4.72m x 4.19m) A generous living room leading into the conservatory. Access to under stairs storage cupboard. Ceiling and wall lights. Wood effect flooring. Electric fire place. Radiator.

Conservatory:

Abt. 14' 11" x 8' 8" (4.55m x 2.64m) Large room with patio doors leading to the rear garden bringing in lots of light perfect for dining. Access to storage cupboard. Ceiling light. Wood effect flooring. Radiator

First Floor

Landing:

Doors to all rooms. Access to storage cupboards. Doubled glazed window to rear aspect. Carpeted flooring. Ceiling light. Radiator.

Family Bathroom:

A modern three-piece suite comprising a panelled bath with a dual aspect overhead shower, floating hand wash unit with storage and low-level WC. Tiles to splash back areas. Integrated bathroom wall storage. Chrome heated towel rail. Frosted double glazed window to front aspect. Ceiling light. Tiled effect

flooring. Extractor fan.

Bedroom Two:

Abt. 9' 10" x 13' 7" (3.00m x 4.14m) A large double bedroom with double glazed window to front aspect. Carpet flooring. Ceiling light. Radiator.

Bedroom Three:

Abt. 9' 10" x 10' 11" (3.00m x 3.33m) A generous third double bedroom with double glazed window overlooking rear aspect. Carpet flooring. Ceiling light. Radiator.

Second Floor

Bedroom One:

Abt. 12' 5" x 19' 3" (3.78m x 5.87m) The second floor hosts the main bedroom suite and en-suite bathroom. A double-glazed window overlooks the front aspect. Double glazed window to rear aspect. Radiator. Carpet flooring. Spotlights and ceiling light.

Ensuite:

A modern three-piece suite comprising of panelled bath with overhead shower, low-level WC and hand wash basin. Chrome heated towel rail. Window to front aspect. Tiled splashback areas and vinyl flooring. Ceiling light. Extractor fan. Integrated wall storage.

Outside

Garage:

Abt. 7' 9" x 8' 2" (2.36m x 2.49m) The single garage can be accessed via the up and over door to front via driveway.

Front Garden:

Driveway is located at the front of the property and can accommodate two vehicles.

Rear Garden:

A beautiful west facing garden, artificial turf and a decking area to sit for dining and unwinding by the river. The River Ivel sits at the bottom of the garden providing peaceful views across the water and countryside beyond.

Communal Grounds

About the area:

Situated approximately 2 minutes or 0.3 miles from the town centre and train station, this property is conveniently located within walking distance to most amenities in Biggleswade. The train station has services into London in just under 30 minutes and the A1 (M) can be accessed easily on the North and South side of Biggleswade.

Both doctors' surgeries are within walking distance as well as local schools and leisure facilities. Biggleswade also has a large retail park with high street stores such as Next, Marks & Spencer and Boots. For those who like the countryside, there is a wide range of countryside walks nearby. Whether you stroll around Biggleswade's Green Wheel, visit Jordan's Mill, Langford for a cup of tea and

some cake, the RSPB reserve in Sandy or the popular Shuttleworth Collection, you are not short for choice.

Additional Information

Anti-Money Laundering (AML):

It is a legal requirement that all purchasers comply with Anti-Money Laundering regulations. As such, once a purchase has been agreed subject to contract, the purchaser/s will be required to undertake an AML check carried out by our third party provider at a cost of £66 inclusive of VAT per property, payable by the applicant/s.

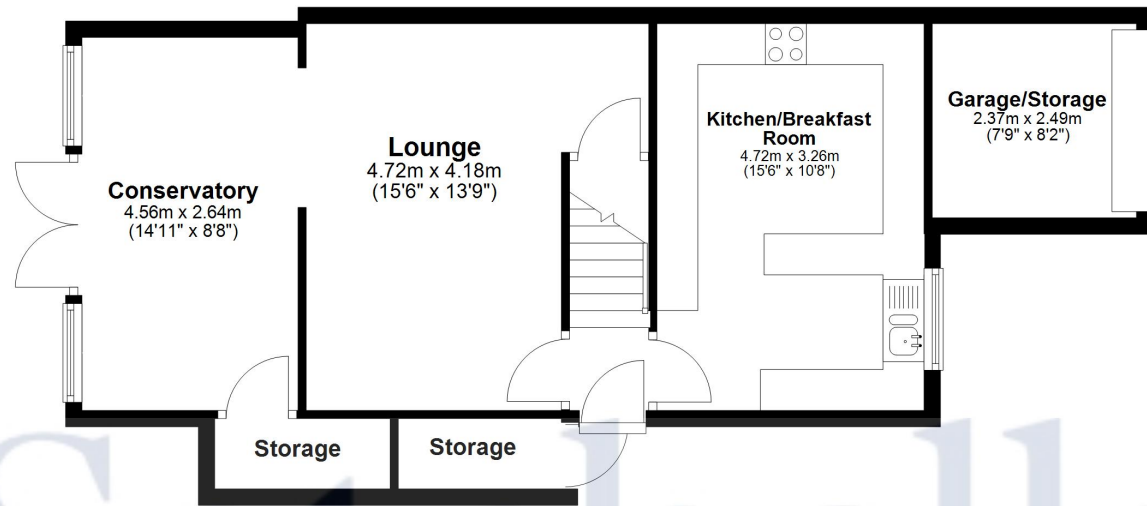




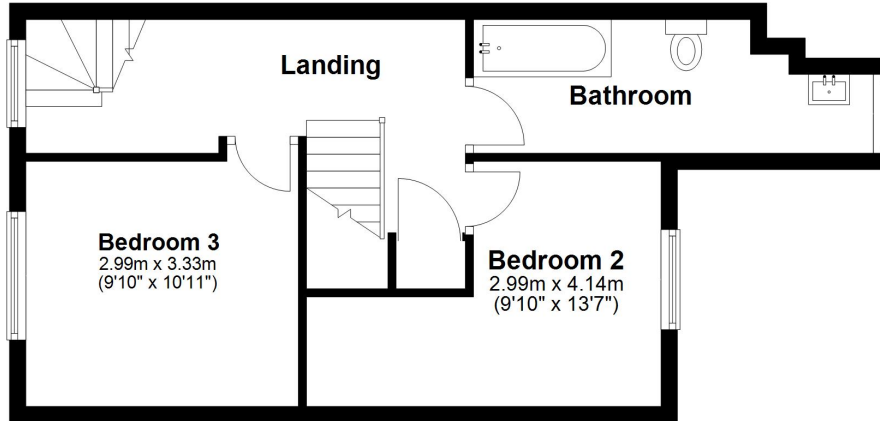
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

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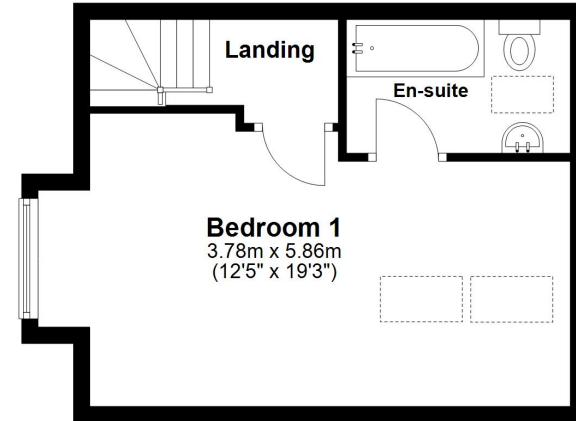
Ground Floor



First Floor



Second 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.