



1A, Drove Road

Biggleswade,
Bedfordshire, SG18 8HD
Freehold £495,000

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properties

Presented for sale, this immaculate and extremely spacious semi-detached property is situated in a sought-after location and is designed to suit a modern family lifestyle and is ready for a family to move straight in. The property offers three bedrooms, one of which is a master bedroom complete with an en-suite, two further bedrooms and a family bathroom on the first floor. On the ground floor, the spacious reception room, complete with a feature fireplace offers a welcoming space to relax and for the family to come together. The spacious kitchen is fitted with a breakfast bar and also offers a dedicated dining space perfect for family meals. There is a separate utility offering extra storage with laundry facilities and a cloakroom. One of the unique aspects of this house is the conservatory, providing an additional living space where you can relax or even use as a playroom or study. The rear garden is fully enclosed for privacy with part walled and timber fencing, lawn and patio areas. This property has excellent access to public transport links, local amenities, nearby schools for all ages, green spaces and nearby parks making it a perfect place for families who love the outdoors.

- Semi-detached property
- Kitchen/dining area
- Utility and cloakroom
- Walking distance to the town centre and all amenities
- Lounge with fireplace
- Master bedroom with en-suite
- Garage and driveway for 2 cars
- Council Tax Band E & EPC rating C



GROUND FLOOR

Entrance Hallway

Stairs rising to first floor, radiator, coving to ceiling and consumer unit. Door into:

Lounge

18' 1" x 12' 4" (5.51m x 3.76m)

Gas fire in marble effect hearth, two radiators, uPVC double glazed window to front aspect, uPVC double glazed French doors with side windows to conservatory, coving to ceiling, archway to inner area with under stairs storage cupboard, uPVC double glazed French doors to conservatory and archway leading to kitchen/diner.

Kitchen/Diner

26' 6" x 9' 3" (8.08m x 2.82m)

Modern fitted kitchen with eye and base units with work surface over and breakfast bar. 1½ bowl stainless steel sink drainer with mixer tap and waste disposal, built in double oven, gas hob with 4 burners, stainless steel extractor hood over, integrated dishwasher, fridge/freezer, coving to ceiling, inset lighting, tiled splash back walls, radiator, uPVC double glazed window to front aspect and two uPVC windows to side aspect. Doors to utility room and conservatory.

Conservatory

9' 5" x 15' 10" (2.87m x 4.83m)

Dwarf brick wall with uPVC double glazed window surround, uPVC double glazed window into internal archway, French doors into lounge, electric radiator, tiled floor, ceiling fan and uPVC double glazed French doors opening onto garden.

Utility Room

5' 2" x 5' 1" (1.57m x 1.55m)

Fitted with eye and base level units with roll top work surface over, washing machine, microwave, frosted uPVC double glazed window to rear aspect, stainless steel sink with drainer, wall mounted cupboard housing gas fired boiler, coving to ceiling and extractor fan. Door to:-

Cloakroom

Low level WC, wash hand basin, radiator, half tiled splash back walls, frosted uPVC double glazed window to rear aspect and tiled flooring.

FIRST FLOOR

Landing

uPVC double glazed window to rear aspect, radiator, coving to ceiling, access to loft and doors to:-



Bedroom One

14' 6" x 10' 9" (4.42m x 3.28m) to front of built in wardrobes.

uPVC double glazed window to front aspect, coving to ceiling, built in triple wardrobes with hanging rail and storage, shelved recess and door to:-

En-suite

Modern three piece suite comprising of fully tiled double shower cubicle, low level WC, wash hand basin with storage under, radiator, half tiled splash back walls, inset lighting, frosted uPVC double glazed window to side aspect, extractor fan, inset lighting, tiled flooring and shaver/toothbrush socket.

Bedroom Two

12' 5" x 9' 9" (3.78m x 2.97m)

uPVC double glazed window to front aspect, coving to ceiling and radiator.

Bedroom Three

9' 3" x 8' 2" (2.82m x 2.49m)

uPVC double glazed window to rear aspect, coving to ceiling and radiator.



Bathroom

8' 9" x 9' 1" (2.67m x 2.77m) narrowing to 6' 4"
Modern three piece suite comprising of
panelled bath with mixer tap and shower
over, ceramic tiled splash back wall, low level
WC with hose, wash hand basin with storage
under and mirrored storage cupboard above,
half tiled splash back walls, inset lighting,
frosted uPVC double glazed window to side
aspect, radiator, shaver/electric toothbrush
socket, tiled flooring, extractor fan, airing
cupboard housing hot water cylinder and
shelving.

EXTERNAL

Front Garden

Wrought iron fence with paved pathway to
front door and stoned area.

Garage

Up and over door, power and light, consumer
unit, block paved driveway to front with
parking for 2 cars.

Rear Garden

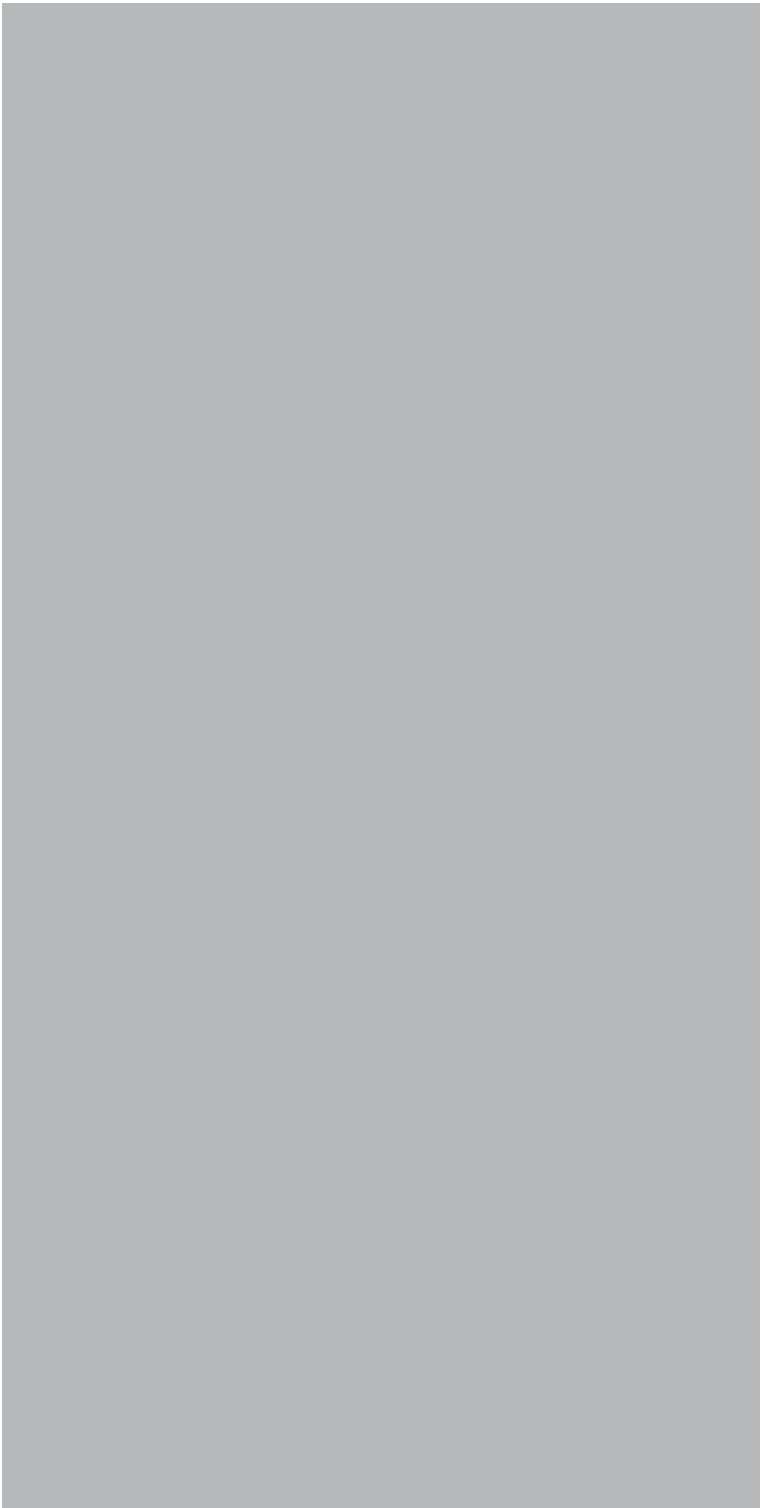
Part walled and fenced surrounds with patio
area with steps down to stoned and lawned
area, outside tap, electric point, archway
leading to further stone/paved area, timber
garden shed and gated side access leading
to the front.

Agent's Notes

Biggleswade

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

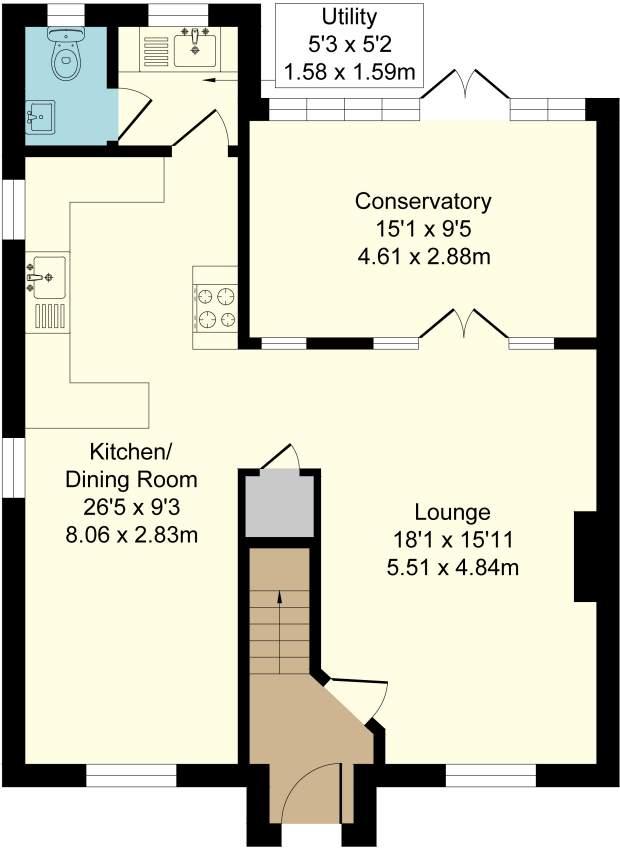




1a Drove Road, Biggleswade

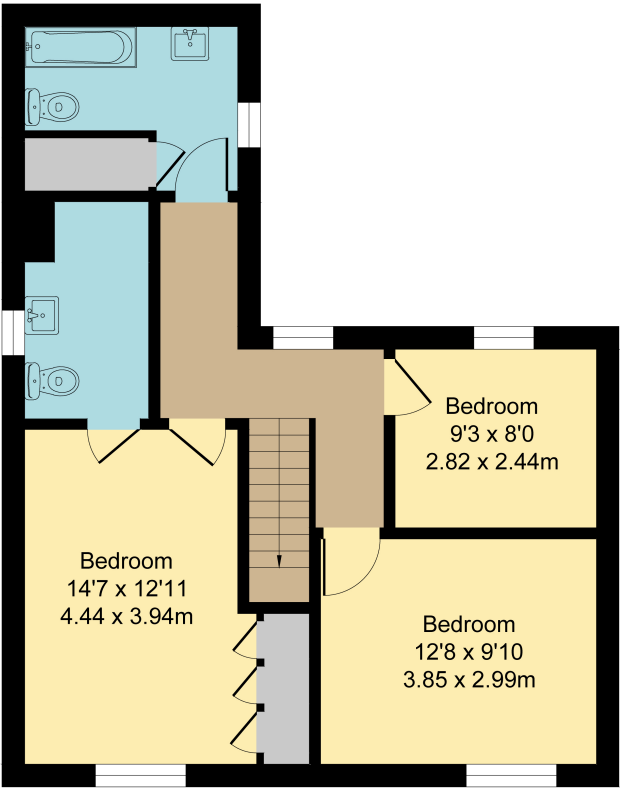
Ground Floor

Area: 68.4 m² ... 736 ft²



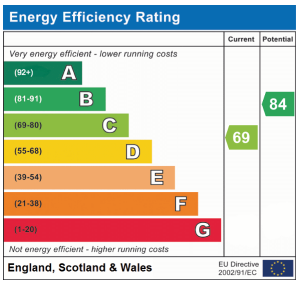
First Floor

Area: 55.2 m² ... 594 ft²



Total Area: 123.6 m² ... 1330 ft²

All Measurements are approximate and for display purposes only



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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