



Ivel Bury, Biggleswade, Bedfordshire. SG18 0AG





4 Bedroom Semi-Detached House

£475,000 Freehold

This four double bedroom home has been beautifully updated by the current owners, offering a re-fitted kitchen, shower room and ensuite. Benefits include a single garage, driveway, ample built in storage and spacious living throughout!

- Four double bedrooms
- Re-fitted kitchen
- Re-fitted shower room & ensuite
- Single garage
- Parking for two cars
- Close to town & train station
- Immaculately presented throughout
- Beautiful rear garden
- Viewing highly recommended
- EPC rating C. Council tax band E

Ground Floor

Entrance Hallway:

Entrance via double glazed composite front door. Stairs rise to first floor landing. Tiled Flooring. Radiator. Spotlight's. Doors to living room and downstairs cloakroom.

Downstairs Cloakroom:

A modern two-piece suite comprising a low-level WC and wash hand basin with vanity unit. Tiled splash back and tiled flooring. Spotlights. Frosted double glazed window to front aspect. Stainless steel heated towel rail.

Living Room:

Abt. 15' 5" x 11' 10" (4.70m x 3.61m) A spacious living room ideal for family life. There is an inset media unit providing storage and a generous under stairs storage cupboard. Double glazed window to front aspect. Carpeted. Spotlights. Glazed double doors open into the kitchen/dining room.

Kitchen/Dining Room:

Abt. 15' 1" x 11' 6" (4.60m x 3.51m) Re-fitted by the current owners this contemporary kitchen offers a range of wood effect wall and base units with glass display cupboards, carousel corner units and pan draws. Complimenting work surface with integrated sink and drainer with mixer tap. Integrated appliances to include double fridge, double freezer, dishwasher, wine fridge, eye level electric oven and microwave oven. Four ring gas hob and extractor hood above. Space for washing machine. Cupboard housing boiler. Double glazed window overlooking rear garden. Spotlights.

There is plenty of space for a large dining table with double glazed patio doors opening into the rear garden, bringing in lots of natural light. Tile effect flooring. Radiator.

First Floor

Landing:

Double glazed window to front aspect. Stairs rise to second floor landing. Cupboard housing hot water tank. Carpeted. Two radiators. Spotlights.

Bedroom One:

Abt. 13' 1" x 9' 10" (3.99m x 3.00m) A generous double bedroom with a bank of built in wardrobes. Two double glazed windows overlook the rear aspect. Carpeted. Spotlights. Two Radiators. Door to:

Ensuite:

Re-fitted by the current owners this beautiful shower room boasts a large walk in power shower with glass screen, wash hand basin with vanity unit and a low-level WC. Part tiled walls and tiled flooring. Double glazed window to side aspect. Spotlights. Extractor fan. Stainless steel heated towel rail.

Bedroom Four:

Abt. 11' 2" x 8' 10" (3.40m x 2.69m) A double bedroom with beautiful Juliet balcony overlooking the front aspect. Carpeted. Spotlights. Radiator.

Second Floor

Landing:

Doors to all rooms. Access to loft space. Cupboard providing storage. Carpeted. Radiator.

Bedroom Two:

Abt. 12' 2" x 10' 10" (3.71m x 3.30m) A generous double bedroom with double glazed window to front aspect. Carpet. Spotlights. Radiator. Door to:

Dressing Room/Study:

A versatile additional space, currently being used as an office. Also an ideal space for a dressing room or walk in wardrobe. Double glazed window to front

aspect. Built in storage cupboard. Carpeted. Spotlights. Radiator.

Bedroom Three:

Abt. 15' 5" x 9' 10" (4.70m x 3.00m) A further double bedroom with dual double-glazed windows to rear aspect. Double built in wardrobe with fitted drawers. Wood effect laminate flooring. Spotlights. Radiator.

Shower Room:

Re-fitted by the current owners this modern shower room boasts a large walk in shower with glass screen, wash hand basin with vanity unit and a low-level WC. Part tiled walls and tiled flooring. Double glazed window to side aspect. Spotlights. Extractor fan. Stainless steel heated towel rail.

**Outside
Front Garden**

Rear Garden:

A low maintenance rear garden offering a large area laid to astro turf. A raised

decked area to entertain in the summer sun and further paved patio areas. The summer house is ideal for storage or relaxing in the shade. Double power point. Outside tap. Door into rear of garage.

Garage & Driveway:

A single garage with ample eave storage. Electric roller door to driveway and single door into garden. The driveway sits in front and provides off road parking for two cars.

Agents Note:

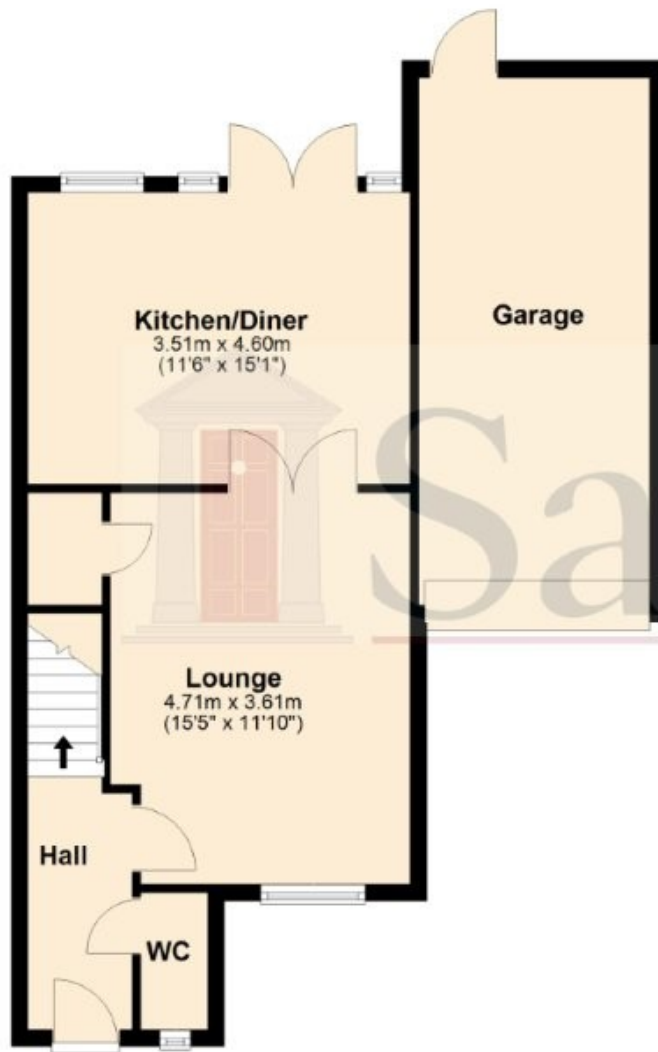
Draft particulars yet to be approved by vendor and may be subject to change.



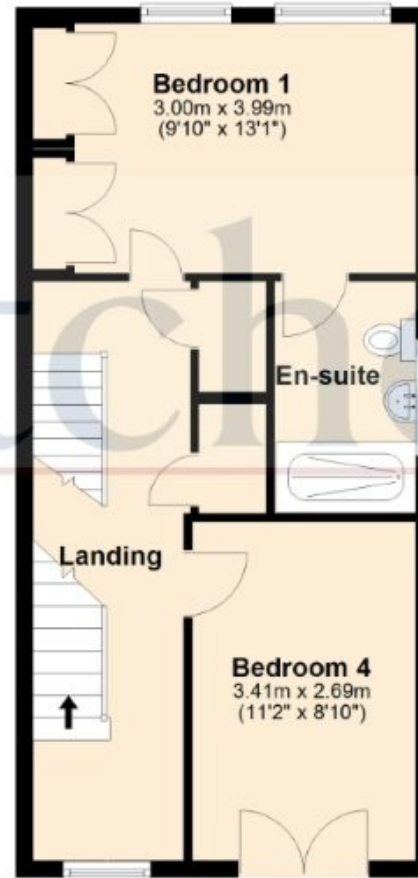


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Ground Floor



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.