



47, Larkinson Avenue

Biggleswade,
Bedfordshire, SG18 0RF
Freehold £625,000

country
properties

An immaculately presented, four bedroom, detached home located on the highly regarded 'Ivel Chase' development, and situated on a private road within a lovely oval development with children's parks. The property has a pretty outlook to the front and a good size, westerly facing garden to the rear. Internally there is a kitchen/family room with separate lounge and study. A really super property which must be viewed!

- Beautifully presented throughout
- Detached four bedroom house
- Family room with two further reception rooms
- Garage with off road parking
- Sunny rear garden
- Nature Reserve/countryside walks close by
- Great commuting town, situated next to A1(M) with direct trains into London

Ground Floor

Entrance Hall

Stairs to first floor, under stairs cupboard, utility cupboard housing supply for tumble dryer and washing machine, wall mounted cupboard.

Kitchen/Dining Room/Family Room

Box bay window to front aspect, door to side leading to driveway, range of wall mounted and base level units with work surface over, built-in eye level double oven, integrated fridge/freezer and dishwasher, in-top 1 1/2 bowl sink with drainer, wall mounted concealed gas boiler, electric hob with extractor over, island with built-in cupboards, French doors to rear with full length windows to either side, electric Velux windows.

Lounge

French doors to rear with full length windows either side, radiators x 2.

Study

Radiator, window to front aspect.

Cloakroom

Low level W.C, wash hand basin, radiator.

First Floor

Landing

Hatch to loft vault, radiator.



Master Bedroom

Window to rear aspect, with charming countryside views, built-in wardrobe with mirrored sliding doors, radiator. Door to:

En-Suite

Window to rear aspect, wall mounted heated towel rail, low level W.C wash hand basin, double size shower cubicle.

Bedroom 2

Window to front aspect, radiator, built-in wardrobes with mirrored sliding doors.

Bedroom 3

Window to front aspect x 2, radiator.

Bedroom 4

Dual aspect with window to rear and to side, radiator.

Bathroom

Four piece suite comprising, shower cubicle, panelled bath with shower attachment, window to side aspect, low level W.C, wash hand basin, wall mounted heated towel rail.

External

Rear Garden

West facing garden with sun from mid morning to evening, and beautiful sunset views over countryside, patio, Summerhouse, prepared space for additional garden area/feature, outdoor electric sockets.

Garage

Single garage with eaves storage. Driveway to front with off road parking for 2 cars. 1 extra parking space allocated in front of the house on private road.

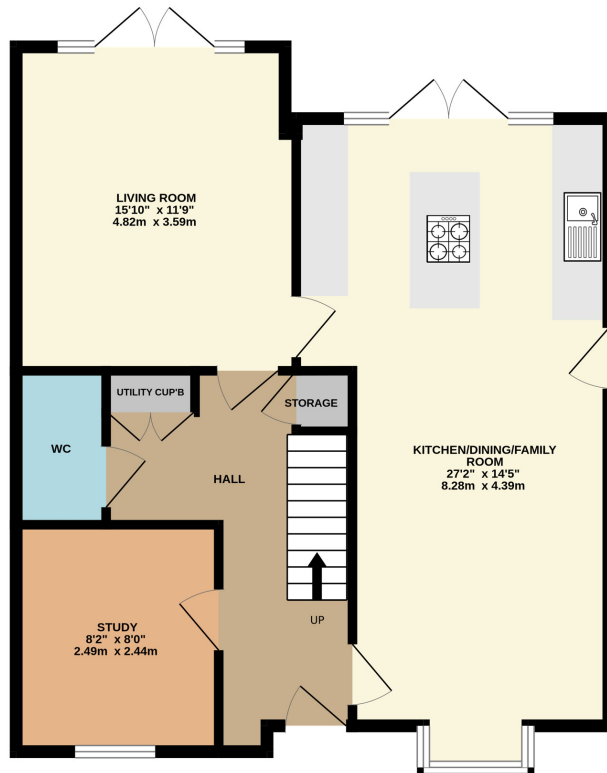
Some local amenities:

John O'Gaunts Golf Club - 4 minute drive
Sainsburys Local - 5 minute drive
Biggleswade Train Station - 6 minute drive
Edward Peake Middle School - 4 minute walk
The Kings Reach Pub - 7 minute walk
Biggleswade Town Centre - 20 minute walk

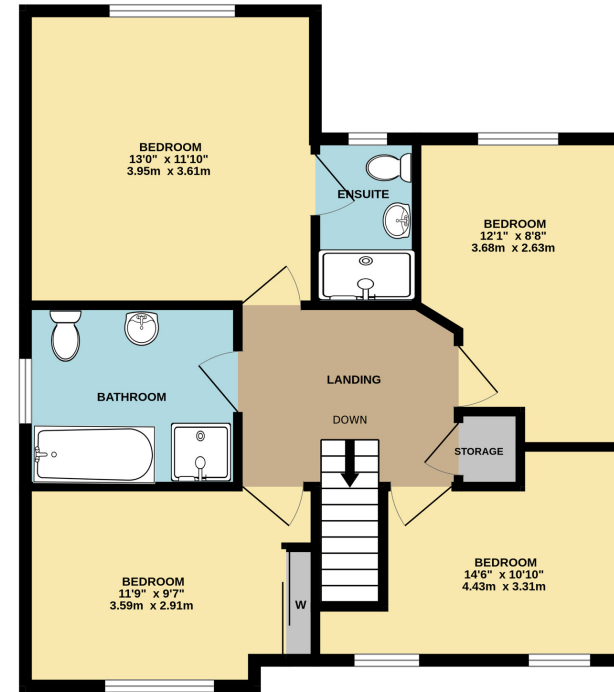




GROUND FLOOR
758 sq.ft. (70.4 sq.m.) approx.

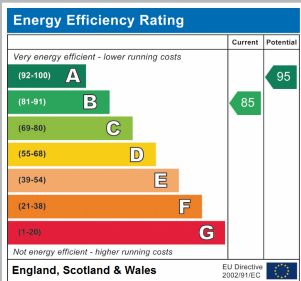


1ST FLOOR
690 sq.ft. (64.1 sq.m.) approx.



TOTAL FLOOR AREA : 1448 sq.ft. (134.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Viewing by appointment only

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