1, Walton Grove

Biggleswade,
Bedfordshire, SG18 8GH
Freehold £410,000

COUNTRY PROPERTIES
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This Immaculately presented 4 Bedroom Semi-Detached corner plot property is situated in a cul-de-sac location on the popular Kings Reach development in Biggleswade, built by Taylor Wimpy as the 'Kentdale' design. The current owners have upgraded their property throughout. The property benefits from 4 good sized bedrooms, re-fitted 19ft kitchen/diner with solid oak breakfast bar, worktops and integrated appliances, separate utility room, 19ft lounge, downstairs cloakroom, family bathroom, en-suite, front and rear gardens and garage with off road parking for 1 car in front. Viewing comes highly recommended.

- POPULAR KINGS REACH DEVELOPMENT
- 4 BEDROOMS
- 19ft RE-FITTED KITCHEN/DINER
- UTILITY ROOM
- SINGLE GARAGE WITH PARKING TO FRONT
- SEMI-DETACHED HOUSE
- EN-SUITE, BATHROOM & DOWNSTAIRS CLOAKROOM
- 19ft LOUNGE
- SOUTH FACING REAR GARDEN
- CUL-DE-SAC LOCATION

Ground Floor

Entrance Hall

10' 2" x 6' 7" (3.10m x 2.01m)
Wooden door to front aspect. Radiator. Herringbone style timber flooring. Stairs rising to first floor accommodation. Under stairs storage cupboard.

Cloakroom

5' 3" x 2' 11" (1.60m x 0.89m)
Low level WC. Wash hand basin. Herringbone style timber flooring. Half height timber cladded walls. Solid oak shelving's. Radiator. Extractor fan. Fuse box.

Lounge

19' 8" x 11' 3" (5.99m x 3.43m)
Dual aspect room. Upvc double glazed patio door to side aspect. Upvc double glazed window to side aspect. Upvc double glazed window to front aspect. 2 radiators. Recess providing space for wall mounted TV and control unit.

Kitchen/Diner

19' 7" x 11' 8" (5.97m x 3.56m)
Dual aspect room. Modern re-fitted oak kitchen fitted with a range of eye and base level units with solid oak work surfaces over. Integrated dishwasher, fridge and separate freezer. Built-in electric oven. Built-in gas hob with stainless steel extractor over. Solid oak breakfast bar with cupboards and drawers under. Wall mounted gas fired combi boiler. Sink and drainer unit. Ceramic tiled walls. Herringbone style timber flooring. Radiator. 2 Upvc double glazed windows to side aspect. Upvc double glazed window to front aspect.

Utility Room

6' 7" x 5' 1" (2.01m x 1.55m)
Base units with solid oak work surface over. Space and plumbing for washing machine. Extractor fan. Radiator. Ceramic tiled walls. Herringbone style timber flooring.

First Floor

Landing

13' 9" x 4' 4" (4.19m x 1.32m)
Access to loft with boarding and ladder. Large storage cupboard. Radiator.

Bedroom One

11' 5" x 11' 1" (3.48m x 3.38m)
Upvc double glazed window to rear aspect. Timber cladded feature wall. Built-in triple sliding wardrobes with recess for TV. Radiator.

En-Suite

6' 8" x 5' 1" (2.03m x 1.55m)
Modern white 3 piece suite comprising of double walk-in electric shower with surround and ceramic tiled splash back. Low level WC. Wash hand basin with tiled splash back. Amtico flooring. Inset spot light. Extractor fan. Radiator.

Bedroom Two

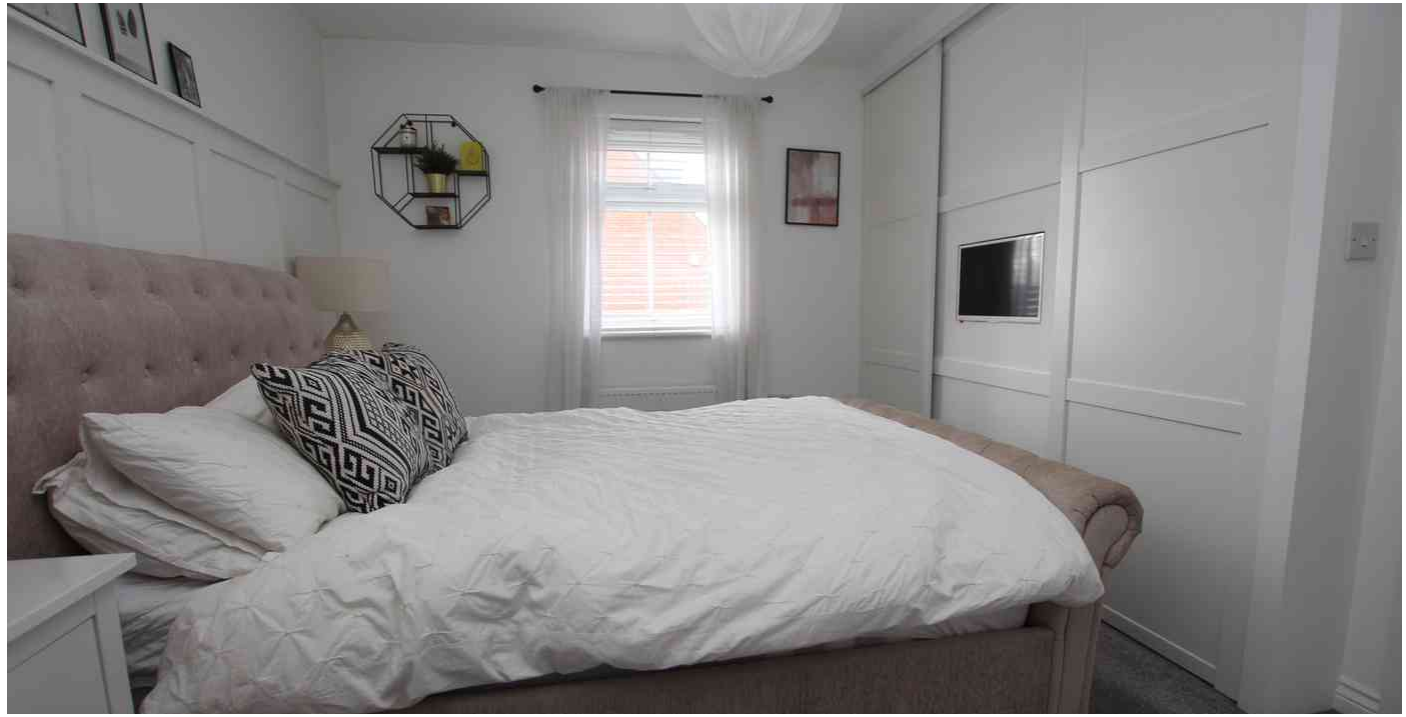
11' 9" x 9' 8" (3.58m x 2.95m)
Upvc double glazed window to side aspect. Radiator.

Bedroom Three

9' 9" x 8' 3" (2.97m x 2.51m)
Dual aspect room. Upvc double glazed window to front aspect. Upvc double glazed window to side aspect. Radiator. Amtico flooring.

Bedroom Four

10' 3" including alcove 7' 11" x 8' 4" (3.12m x 2.54m)
Dual aspect room. Upvc double glazed window to rear aspect. Upvc double glazed window to front aspect. Radiator. Amtico flooring.



Family Bathroom

8' 5" x 6' 2" (2.57m x 1.88m)
Modern white 3 piece suite comprising of panelled bath with shower over, ceramic tiled splash back wall and shower screen. Low level WC. Wash hand basin with ceramic tiled splash back. Extractor fan. Amtico flooring. Upvc frosted double glazed window to front aspect. Radiator.

Outside

Front & Side Garden

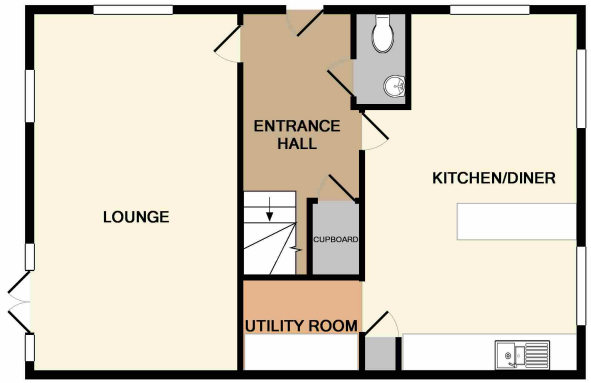
Landscaped with stones and shrubs surrounding. Block paved pathway leading to front entrance, access to rear garden through wooden gate.

Rear Garden

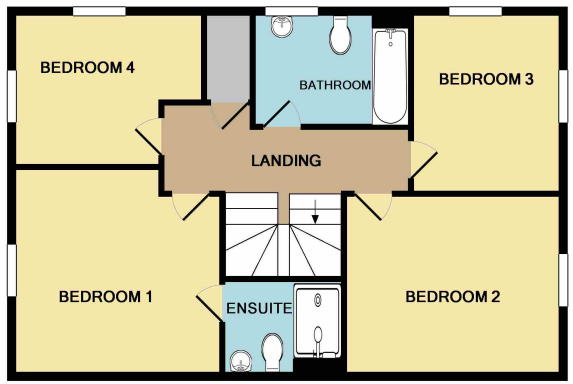
South facing landscaped rear garden with artificial grass. Sandstone block paved patio area and pathway leading to front access through wooden gate. Access to garage through personal door. Timber decking patio area. Wooden fence and brick wall surrounding.

Garage

Up and over metal door. Personal door to garden. Off road parking for 1 car in front.



GROUND FLOOR
APPROX. FLOOR
AREA 585 SQ.FT.
(54.4 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 581 SQ.FT.
(53.9 SQ.M.)

TOTAL APPROX. FLOOR AREA 1166 SQ.FT. (108.3 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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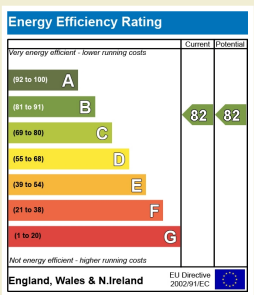

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be 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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