



18, Arnold Rise

Biggleswade,
Bedfordshire, SG18 8UF
Freehold OIEO £350,000

country
properties

**** COMPLETE UPPER CHAIN **** A beautifully presented and spacious three bedroom semi-detached family home situated in a quiet cul-de-sac on the popular Kings Reach development on a large end plot! The property comprises; entrance hallway, lounge, kitchen/diner and a downstairs cloakroom. To the first floor are three spacious bedrooms, en-suite to the master and a family bathroom. Externally the property boasts a fully enclosed and spacious rear garden, single garage and private driveway with off road parking for 2 - 3 vehicles.

- Beautifully present throughout
- Three good size bedrooms
- En-suite to master
- Karndean flooring
- Private driveway and garage
- Large end plot with an attractive rear garden
- Complete upper chain!
- NHBC warranty remaining until April 2026
- Council Tax Band D
- EPC Rating B

Ground Floor

Entrance Hall

Upgraded main door. Radiator. Stairs to first floor. Window to side aspect. Under stairs storage. Door to lounge:-

Lounge

12' 0" x 13' 9" (3.66m x 4.19m)
Window to front aspect. Radiator.
Door to:-

Kitchen/Diner

13' 1" x 15' 4" (3.99m x 4.67m)
Radiator. French doors to rear garden. Range of wall mounted and base level units with work surface over. Integral oven, grill and gas hob with extractor over. Fridge/freezer. Washing machine. Space for dishwasher. Wall mounted gas boiler. Understairs storage cupboard. Door to:-

Cloakroom

6' 0" x 3' 4" (1.83m x 1.02m) Wash hand basin. WC. Radiator.

First Floor

Landing

Loft hatch with integral ladder and boarded loft for storage. Radiator. Doors to:-



Bedroom One

6' 7" x 11' 2" (2.01m x 3.40m) Window to front aspect. Radiator. Door to:-

En-suite

5' 5" x 5' 8" (1.65m x 1.73m) Window to front aspect. WC. Wash hand basin. Shower cubicle. Heated towel radiator.

Bedroom Two

10' 8" x 8' 6" (3.25m x 2.59m) Window to rear aspect. Radiator.

Bedroom Three

10' 8" x 6' 7" (3.25m x 2.01m) Window to rear aspect. Radiator.

Bathroom

5' 6" x 6' 7" (1.68m x 2.01m) WC. Wash hand basin. Bath with shower attachment. Heated towel radiator.

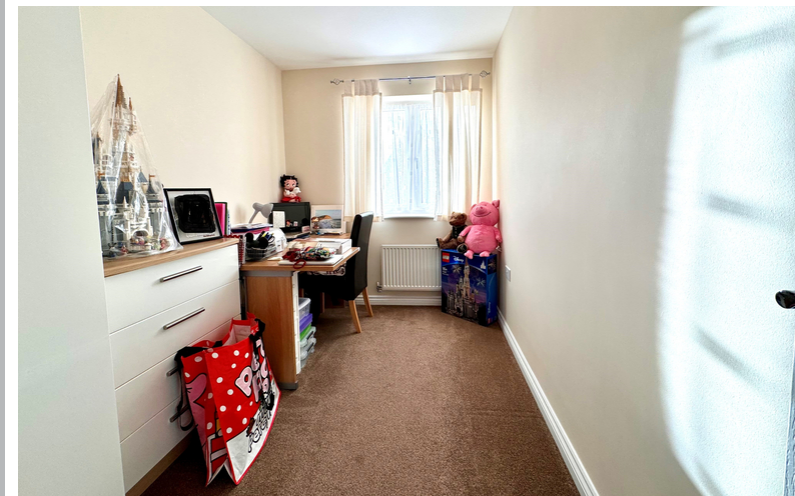
External

Rear Garden

Laid to lawn with patio seating area at the head and gated access to side

Front

Private two car driveway at rear leading to single garage with up and over door.

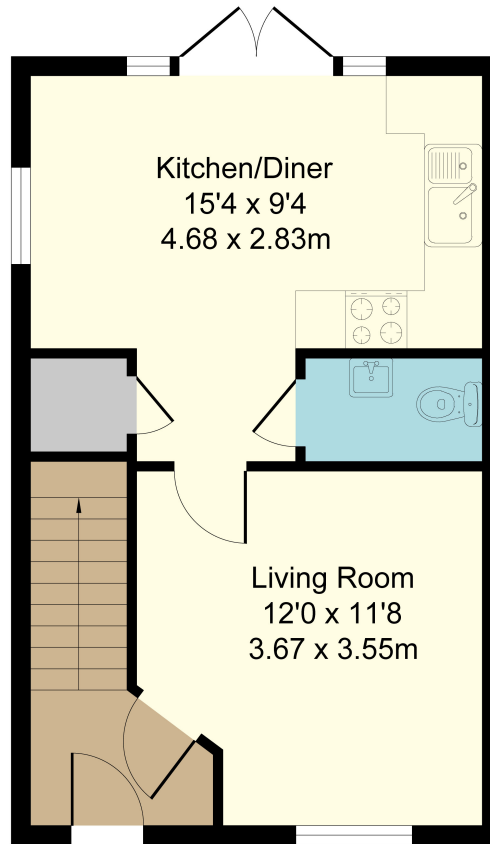




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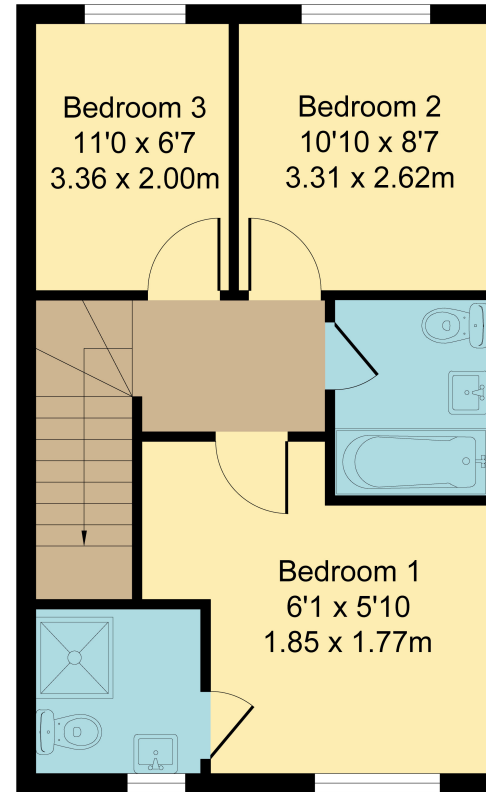
Ground Floor

Area: 36.3 m² ... 392 ft²



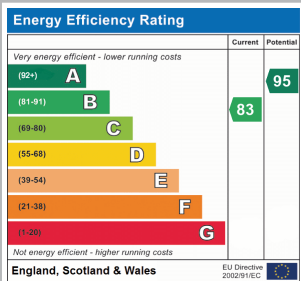
First Floor

Area: 36.3 m² ... 392 ft²



Total Area: 72.6 m² ... 784 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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