



Biggleswade, Bedfordshire. SG18 0PZ







## 3 Bedroom Semi-Detached House £380,000 Freehold

Situated on the popular 'ST ANDREWS' development this BEAUTIFULLY PRESENTED, three bedroom home offers SPACIOUS accommodation throughout. Benefits include; a MODERN KITCHEN/DINER, south east facing garden, GALLERIED LANDING, built in storage and PARKING FOR TWO CARS!

- Popular St Andrews development
- Beautifully presented
- Three double bedrooms
- Parking for two cars
- Galleried landing
- Modern kitchen/diner
- Downstairs cloakroom
- South east facing garden
- Viewing Highly recommended
- EPC Rating B



### **Entrance Hall**

Wide hallway with doors to all rooms. Storage cupboard. Karndean flooring. Radiator.

### **Living Room**

Abt 16'8" x 12' (5.07m x 3.65m) Door from hallway into a bright dual aspect room with recently fitted double glazed patio doors onto the garden. Carpet flooring. Radiator.

### **Kitchen/ Dining Room**

Abt 16'7" x 11' (5.05m x 3.36m) Door from hallway into a sleek kitchen with ample storage. Integrated black stone sink and drainer, oven, four ring electric hob with over head extractor. Double glazed bay window to side aspect which creates the perfect space for a dining table. Space for freestanding fridge freezer and washing machine. Karndean wood effect flooring. Spotlights. Radiator.

### **Cloakroom**

Ground floor cloakroom off of the hallway comprising of low level WC and wash hand basin with mixer tap. Tiled splashback areas. Karndean wood effect flooring. Radiator.

### **Landing**

Galleried landing with doors to all rooms and large storage

cupboard. Carpet flooring. Radiator.

### **Bedroom One**

Abt 16'7" x 9'4" (5.05m x 2.83m) Galleried landing with access to boarded loft. Door to dual aspect master bedroom with carpet flooring and radiator. Space for freestanding wardrobe.

### **Bedroom Two**

Abt 13' x 9' (3.96m x 2.73m) Double bedroom with dual aspect windows. Fitted mirrored wardrobe. Carpet flooring. Radiator.

### **Bedroom Three**

Abt 11'6" x 7' (3.49m x 2.14m) Generous single bedroom, currently used as an office. Double glazed window to front aspect. Carpet flooring. Radiator.

### **Family Bathroom**

Recently refitted three-piece suite comprising of low level WC, wash hand basin with vanity unit and bath with over head rainfall shower. Heated towel rail. Floor to ceiling tiles. Obscured double glazed window.

### **External**

South/East facing rear garden with astro turf, patio area, storage shed, outside tap, plug socket and side gate. Two allocated parking spaces located to the side of the property.

**AGENTS NOTE:**

There is an estate management fee for the development of approximately £190.00 per annum.

**The Local Area:****Biggleswade & surrounding:**

This beautiful home is located on the St Andrews development which is extremely popular due to its more open feel with multiple park areas and countryside beyond. The local 'Edward Peake' School and 'The Kings Reach' pub are both situated within a five-minute walk.

There are a wide range of countryside walks within strolling

distance, you can wander across 'The Common' which links up to the RSPB nature reserve in Sandy which is approximately a two-mile walk across the open countryside.

Biggleswade offers a wide range of public houses, restaurants and shops including a large retail park with large high street stores such as Next, Marks & Spencer and Laura Ashley. Biggleswade's mainline train station has a journey time of 31 minutes to London Kings Cross and the A1(M) is easily accessible.



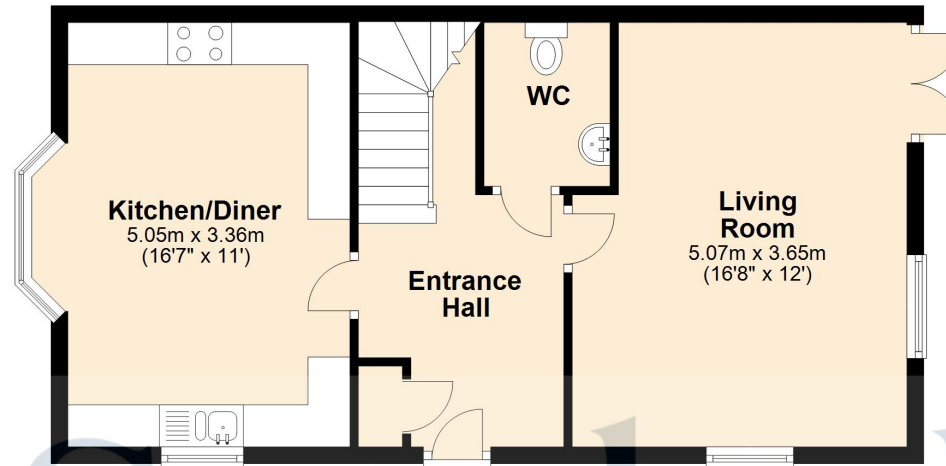




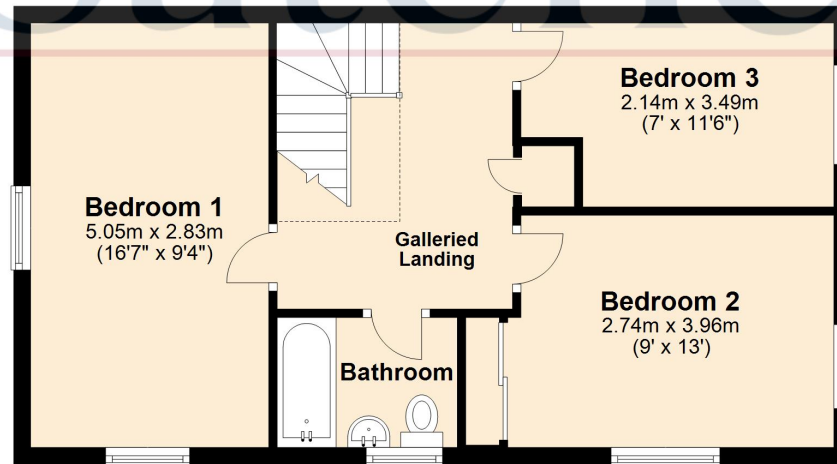
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## Ground Floor



## First Floor



For illustrative 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.