



Geranium Croft

Biggleswade,
Bedfordshire, SG18 8YS
£390,000

country
properties

Located on the recently built Orchard Chase development on the outskirts of the estate, this two-year-old Birchwood design semi-detached family home is offered for sale within easy walking distance to the local indoor swimming pool and leisure centre and the popular Biggleswade retail park with all the amenities a family should need. This Taylor Wimpey built three-bedroom home, two of which are doubles, is presented in great order throughout and benefits from, entrance hall, downstairs cloakroom, fully fitted kitchen, 16' 0" x 13' 0" approx. lounge/diner, landing, three bedrooms, master with en-suite and family bathroom. Externally there is a rear garden, along with a driveway to the side providing off-road parking. Viewing is highly recommended.

- Two Year Old Home
- Current NHBC Certificate
- Newly Built Development
- Lounge/Diner
- Two Further Bedrooms
- Walking Distance to Schools and Amenities
- Council Tax Band D / EPC rating B
- Master With En-Suite
- Semi-Detached
- Fully Fitted Kitchen
- Downstairs WC
- Rear Garden
- Off Road Parking
- Family Bathroom



Ground Floor

Entrance Hallway

Amtico flooring, radiator, stairs to first floor, access to all downstairs accommodation.

Downstairs WC

Obscure uPVC window to the front aspect, tiled flooring, pedestal wash hand basin with mixer tap and tiled splash back, heated towel rail, low level flush WC, sunken ceiling spotlights.

Kitchen

10' 07" x 8' 06" (3.23m x 2.59m)
Matching range of dark blue wall and base units of cupboards and drawers with gold colour fittings, integral dishwasher, wash dryer, fridge freezer, electric oven, complementing white marble effect work surface over with inset gas hob and extractor over, one and a half bowl sink top with mixer tap over, Amtico flooring, sunken ceiling spotlights, wall mounted gas boiler, window to front aspect.

Lounge/Diner

13' 08" x 6' 06" and 16' 00" x 12' 08"
(4.17m x 1.98m and 4.88m x 3.86m)

Amtico flooring, window to rear aspect, French doors to the rear garden, two radiators, large under stairs storage cupboard housing consumer unit and heating controls, sunken ceiling spotlights.

First Floor

Landing

Access to all first floor accommodation, hatch to boarded loft with light and ladder, storage cupboard, sunken ceiling spots.

Master Bedroom

11' 08" x 9' 09" and 9' 02" (3.56m x 2.97m and 2.79m)

uPVC window to the rear aspect, radiator, access to en-suite.

En-suite

Pedestal wash hand basin with mixer tap and tiled splash back, low level flush WC, single shower cubicle, heated towel rail, tiled flooring, sunken ceiling spotlights.



Bedroom Two

9' 08" x 9' 02" (2.95m x 2.79m)
uPVC window to the front aspect,
radiator.

Bedroom Three

6' 06" x 6' 05" (1.98m x 1.96m)
uPVC window to the rear aspect,
radiator.

Family Bathroom

Obscure uPVC window to the front aspect, tiled flooring, paneled bath with mixer tap and shower over, pedestal wash hand basin mixer tap and tiled splash back, low level WC, tiled flooring, radiator, sunken ceiling spotlights.

External

Front: Laid to pebble stones with pathway to the front door and a driveway at the side providing off road parking for two vehicles and gates access to:-

Rear: Large patio with pergola over to area laid to lawn leading onto another patio area, timber shed to remain, outside tap and light.



Agent's Notes

There is a maintenance charge on this development of £180.00 per year.

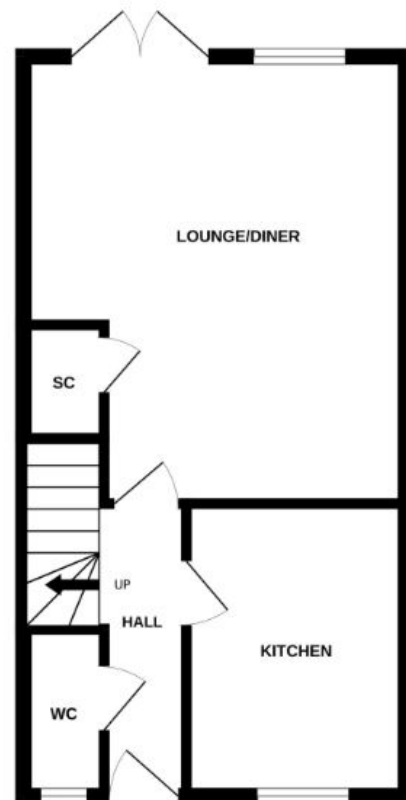
Biggleswade

Biggleswade Town Centre is steeped with history and is up & coming with all your amenities and a retail park. It also has great commuting links into London Kings Cross via train, good schooling and local cafes, restaurants and bars and has easy access directly onto the A1M and commutable links to the M1 and M11, and within 15 miles of London Luton Airport.

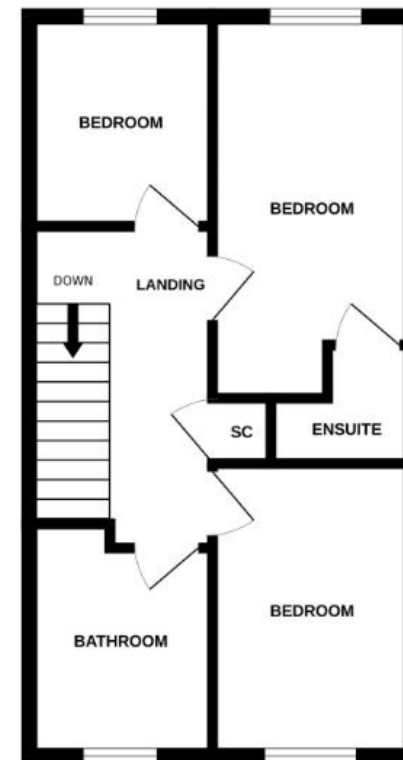




GROUND FLOOR



1ST FLOOR



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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(82+)	A		96
(81-91)	B	84	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: biggleswade@country-properties.co.uk

www.country-properties.co.uk

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