



# 22, Brunel Drive

Biggleswade,  
Bedfordshire, SG18 8BH

£375,000

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properties

A fantastic sized 4 bedroom family town house within Biggleswade. This very spacious home is situated on a corner plot allowing bundles of potential for an extension to the side or rear (STPP). This property comprises; fitted kitchen/breakfast room, downstairs WC and spacious living room/diner with patio doors leading onto the garden, to the first floor accommodation is the master bedroom boasting built in wardrobes and a modern en-suite, the 4th bedroom is currently fully fitted out as a walk in wardrobe, and there is a modern fitted family bathroom, to the second floor are two further good size double bedrooms. Externally the property offers an extremely large enclosed corner garden with patio areas and two allocated parking spaces. The property further benefits from being a 0.6 miles walk to Biggleswade Town centre and Train Station.

- Semi detached modern town house
- 4 good size bedrooms
- 4th bedroom currently used as a walk in wardrobe
- En-suite to master
- Family bathroom & downstairs WC
- Corner plot
- Fantastic potential to extend to the rear or side (STPP)
- Allocated parking spaces for 2 cars
- Excellent sized rear and side garden
- Chain Free!

## Ground Floor

### Entrance Hall

Access via uPVC front door, radiator, double sockets, access to all downstairs accommodation, smoke detector, heating controls, stairs to first floor.

### Kitchen/Breakfast Room

10' 10" x 8' 11" (3.30m x 2.72m)

uPVC window to the front aspect, wall and base units with roll edge work top, stainless steel sink and drainer, 4 ring gas hob with cooker hood above and oven below, space and plumbing for dishwasher and washing machine, space for tall free standing fridge/freezer, double sockets, heating controls, combination boiler in cupboard.

### Lounge/Diner

14' 10" x 14' 5" (4.52m x 4.39m)

Two uPVC windows and patio doors to the rear aspect, two radiator, double sockets, under stairs cupboard.

### Downstairs WC

Obscure uPVC window to the front aspect, low level flush WC, wash hand basin with pedestal, radiator.

### First Floor

### Landing

Radiator, double sockets, stairs to second floor, access to all first floor accommodation, airing cupboard with storage and a mega flow system.



## Master Bedroom

14' 5" x 9' 10" (4.39m x 3.00m)

Two uPVC windows to the rear aspect, two radiators, double sockets, built in wardrobes, access to en-suite.

## En-suite

7' 10" x 6' 0" (2.39m x 1.83m)

Fully tiled walls and flooring, large heated towel rail, low level flush WC, large wash hand basin with pedestal, corner shower with mains shower, extractor fan, fitted mirrored cupboard above the sink.

## Bedroom Four

9' 6" x 7' 10" (2.90m x 2.39m)

Large uPVC window to the front aspect, radiator, currently used as a walk in dressing room, bespoke fitted wardrobes and drawers, double sockets.

## Shower Room

6' 4" x 5' 11" (1.93m x 1.80m)

Large double shower with mains shower above, fully tiled walls and flooring, built in low level flush WC into a wash hand basin with vanity unit, heated towel rail, uPVC obscure window to front aspect, extractor fan.

## Second Floor

### Second Landing

Access to all second floor accommodation, heating controls, smoke detector, radiator.

### Bedroom Three

12' 10" x 11' 0" (3.91m x 3.35m)

Two radiators, double sockets, two Velux windows to the rear aspect.

### Bedroom Two

12' 10" x 11' 0" (3.91m x 3.35m)

Radiator, fitted cupboard, plenty of sockets, access to partially boarded loft with ladder and light, uPVC window to the front aspect.

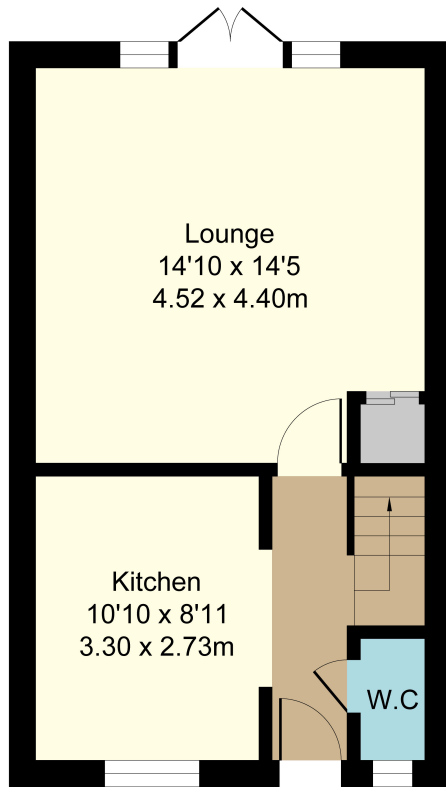
## External

### Garden

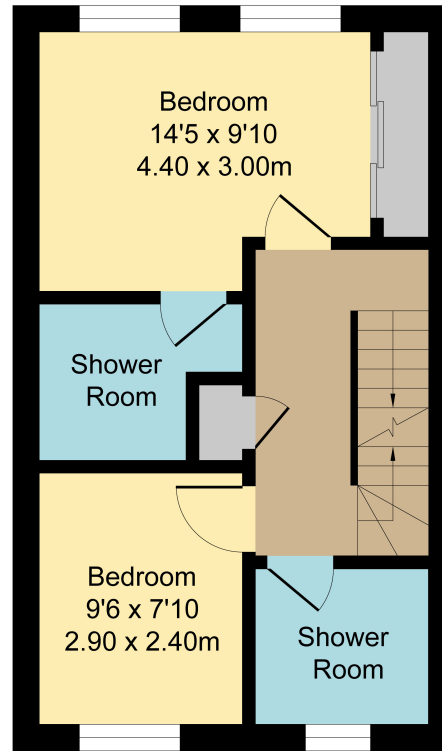
Corner plot, patio area, fully enclosed via fence to all sides, mainly laid to lawn, pathway to gate to the front of the property, electrical point, flood light, gas metres, side patio area, huge potential to extend to the side and rear (STPP).



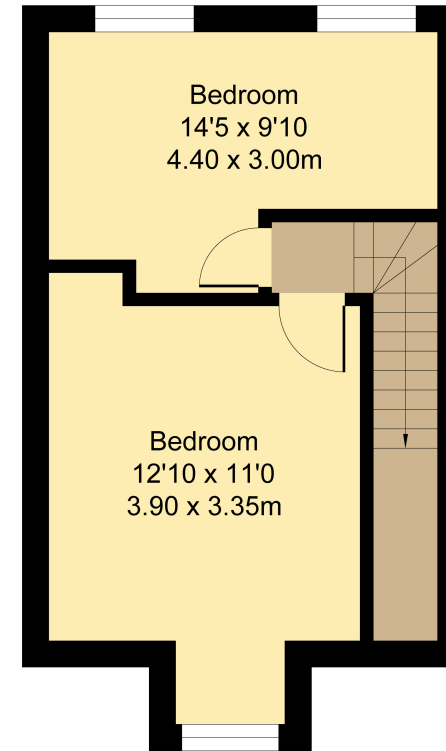




**Ground Floor**



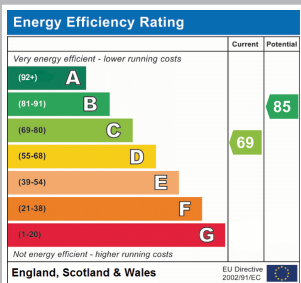
**First Floor**



**Second Floor**

Total Area: 105.0 m<sup>2</sup> ... 1130 ft<sup>2</sup>

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

Country Properties | 79, High Street | SG18 0LA

T: 01767 317799 | E: [biggleswade@country-properties.co.uk](mailto:biggleswade@country-properties.co.uk)

[www.country-properties.co.uk](http://www.country-properties.co.uk)

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