



29, Ivel Gardens

Biggleswade,
Bedfordshire, SG18 0AN
Freehold - OIEO £725,000

country
properties

Country Properties are delighted to offer to the market 'The Moorings' a fantastic 3 / 4 bedroom detached family home located in the ever popular Ivel Gardens, Biggleswade. Backing on to the stunning River Ivel at the rear, and within walking distance to all town centre amenities and transport links, this wonderfully located & spacious home must be viewed in person to be fully appreciated.

- Beautiful setting in highly desirable location
- Backing on to the river Ivel & open farmland
- 3 double bedrooms & bedroom 4 or gym/games room
- Parking for approx. 4 cars
- Situated within walking distance of the Town Centre & Train Station
- Executive detached property
- Stunning kitchen & orangery
- En-suite and family bathroom
- Solar panels providing approx. £2500 - £3000 annual savings
- Council Tax band F & EPC rating C



Accommodation

Front Door Into:-

Entrance Hallway

Oak staircase leading to first floor with recess under, oak flooring, panelled radiator, storage cupboard with hanging rails. Doors to:-

Cloakroom

Low level WC, wash hand basin, heated towel rail, tiled flooring, tiling to half height, frosted uPVC double glazed window to side.

Lounge

17' 1" x 12' 6" (5.21m x 3.81m)
uPVC double glazed French doors to rear garden. Recess in wall for TV. Fitted gas fire with granite hearth and marble surround. Oak flooring. Coving to ceiling. Three wall lights. Double oak glass panelled doors to:-

Kitchen/Orangery

18' 3" x 18' 0" widening to 24' 1" in Orangery (5.56m x 5.49m)

Beautiful kitchen fitted with a range of wall, base and drawer units. Wooden work surfaces over. Complimentary tiling to splash backs. Under cupboard lighting. Island with cupboards under. Inset lighting. Built in dishwasher. Built in washing machine. Space for American style fridge/freezer. Two built in electric ovens, induction hob and extractor hood over. Built in coffee machine. Built in microwave. Electric underfloor heating. Vertical radiator. Sink with single drainer and mixer tap. Tiled flooring. uPVC double glazed window to front. uPVC double glazed French doors to rear.

Study

12' 5" x 8' 11" (3.78m x 2.72m)
Panelled radiator. Laminate flooring. Inset lighting. uPVC double glazed window. Door to:-

Utility Room

Wall and base units with work surfaces over. Space for fridge. Space for washing machine. Sky light. Inset lighting. uPVC double glazed door to garden. uPVC fitted door to rear garden. uPVC double glazed door to front garden. Door to:-



Bedroom Four/Gym/Games Room

14' 7" x 12' 5" (4.45m x 3.78m)

To front of built in cupboard/wardrobes fitted along one wall. Sky light. Inset lighting. Laminate flooring.

First Floor

Landing

uPVC double glazed window to front. Panelled radiator. Oak flooring. Loft hatch. Airing cupboard with shelving. Doors to:-

Bedroom One

19' 7" x 17' 4" (5.97m x 5.28m)

uPVC double glazed window to front. Vertical radiator. Plus second vertical radiator part mirrored. Coving to ceiling. Laminate flooring. uPVC double glazed French doors to balcony. Recess for TV. Fitted electric fire.

Bedroom Two

11' 4" plus door recess x 10' 6" (3.45m x 3.20m)

Door to cupboard housing cylinder. Vertical radiator part mirrored. Laminate flooring. uPVC double glazed window to rear. Inset lighting. Built in wardrobe with hanging rails and shelving. Door to:-



En-suite

Walk in shower. Low level WC. Wash hand basin. Extractor fan. Inset lighting.

Bedroom Three

12' 7" x 9' 1" (3.84m x 2.77m)

Panelled radiator. Laminate flooring. Built in wardrobes. Inset lighting. uPVC double glazed window to front.

Family Bathroom

Freestanding Jacuzzi bath. Wash hand basin. Low level WC. Heated towel rail. Fully tiled walls. Inset lighting. Tiled floor. Frosted uPVC double glazed window to side.

External

Front

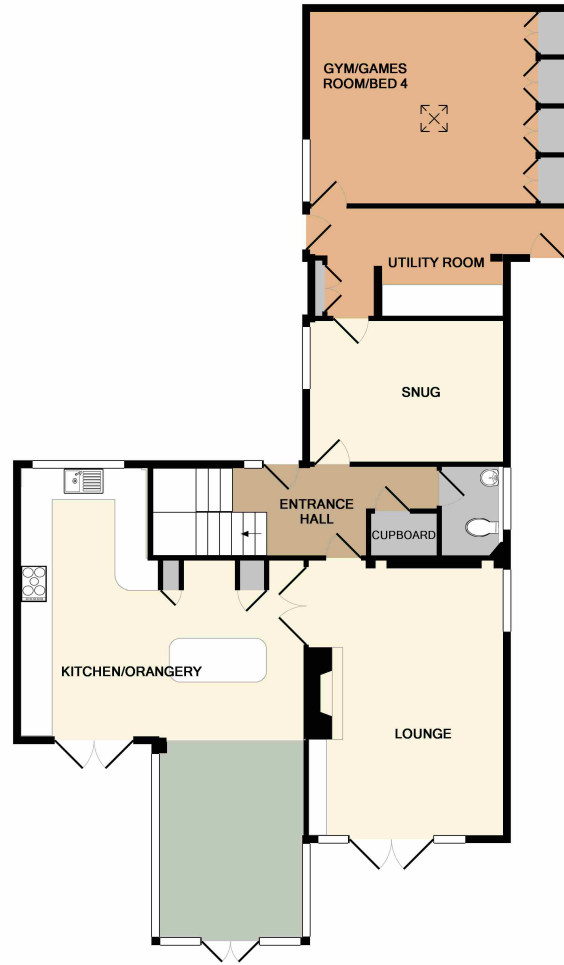
Block paved parking for approx. four cars with gated access leading to the front garden with artificial lawn, block paved pathway leading to front door and gated side access.

Rear

Block paved pathway and patio leading to gated access to riverside decking. Artificial lawn. Cobbled border. Outside tap. Outside power socket. Summer house. Slated border. Decked area looking onto The River Ivel and open farm land.







GROUND FLOOR
APPROX. FLOOR
AREA 1155 SQ.FT.
(107.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 718 SQ.FT.
(66.7 SQ.M.)

TOTAL APPROX. FLOOR AREA 1873 SQ.FT. (174.0 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	75	80
(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

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