



25, Buttercup Mead

Biggleswade,
Bedfordshire, SG18 8TT
Freehold £575,000

country
properties

This detached house is now on the market, ready for a new family to call it home. Presenting in immaculate condition and situated in a highly sought-after location. This property is ideal for families looking for a blend of space, comfort and modern living.

The property has four bedrooms, one of which features an en-suite, family bathroom, two reception rooms and a conservatory providing ample space for relaxation and entertaining guests. The heart of the home is undoubtedly the well-equipped kitchen.

Outside, the property has ample parking spaces available. The garden provides an excellent space for outdoor activities and relaxation, whilst the conservatory offers a tranquil spot to enjoy the garden view in all weathers.

Located in an undeniably sought-after location, it is well-connected with public transport links making commuting easy. Schools in the vicinity make it an ideal place for families with school-going children. Local amenities like shops, restaurants and health services are easily accessible. On the doorstep are green spaces, nearby parks, walking routes, and cycling routes, perfect for those who appreciate outdoor activities and a healthy lifestyle.

In summary, this property offers a wonderful blend of comfort, style, and convenience. Ideal for families seeking a spacious and welcoming home in a friendly neighbourhood, this property truly stands out in the market.

- Detached family home
- 25' X 9' approx kitchen/breakfast room
- En-suite to master bedroom
- Council Tax Band E & EPC rating C
- Four double bedrooms
- Two reception rooms
- 25' x 12' approx conservatory



Accommodation

Entrance Hall

Stairs to first floor, coved ceiling.
Amtico flooring, doors to study, lounge
and kitchen.

Study

8' 1" x 7' 3" (2.46m x 2.21m)
Window to front aspect.

Cloakroom

Low level WC, wash hand basin with
tiled splash back, tiled floor and
extractor.

Lounge

17' 2" x 10' 8" (5.23m x 3.25m)
Feature log effect electric heater,
coved ceiling, uPVC double glazed
window to front aspect, wooden
panelling feature wall, glazed double
doors to:

Kitchen/Breakfast Room

25' 4" x 9' 0" (7.72m x 2.74m)
Abundance of fitted wall and base
kitchen units of cupboards and
drawers, integrated dishwasher,
electric double oven, space for
American fridge freezer, quartz work
surfaces over with inset electric
induction hob with extractor over, one
and half inset sink with mixer tap over,
quartz top breakfast bar with
cupboards under and stools, Amtico
flooring, uPVC double glazed window
to rear. Double glazed door to side
aspect and patio doors leading to the
conservatory.

Utility Room

7' 8" x 7' 8" (2.34m x 2.34m)
Built in cupboard, space for washing
machine and tumble dryer, fitted wall
and base cupboards housing boiler
with work surface over, stainless steel
sink top with mixer tap over and
Amtico flooring.



Conservatory

25' 1" x 12' 3" (7.65m x 3.73m) narrowing to 9' 9"

P shaped conservatory currently used as a dining area and snug, tiled flooring, French doors to rear garden, air conditioning unit, dwarf brick wall with double glazed surround.

First Floor

Landing

Access to boarded loft space with light and retractable ladder, door to airing cupboard with cylinder and shelving.

Bedroom One

13' 0" to front of wardrobes x 12' 5" (3.96m x 3.78m)

Built-in wardrobes, uPVC double glazed window to front aspect and door to:

En-Suite

Double shower cubicle with fully tiled walls, low level WC, inset wash hand basin with storage under. Frosted uPVC double glazed window to side aspect, shaver sockets and inset lighting.



Bedroom Two

11' 9" x 8' 4" (3.58m x 2.54m) 11' 0" x 11' 8" (3.35m x 3.56m)

uPVC double glazed window to front aspect and built in wardrobes with sliding glass doors with hanging rail and storage area.

Bedroom Three

9' 7" x 9' 11" (2.92m x 3.02m)

uPVC double glazed window to rear aspect.

Bedroom Four

12' 0" x 8' 1" (3.66m x 2.46m)

uPVC double glazed window to rear aspect.

Bathroom

Panelled bath with rainfall shower over, inset wash hand basin with tiled surround and storage under, low level WC, inset lighting and frosted uPVC double glazed window to rear aspect.

External

Front of Property

Block paved driveway with parking for 3 cars, shrub border and double electrical socket.

Rear Garden

Laid to artificial lawn, patio area, gated side access, hot and cold taps and two double electrical sockets.

Agent's Notes

Biggleswade

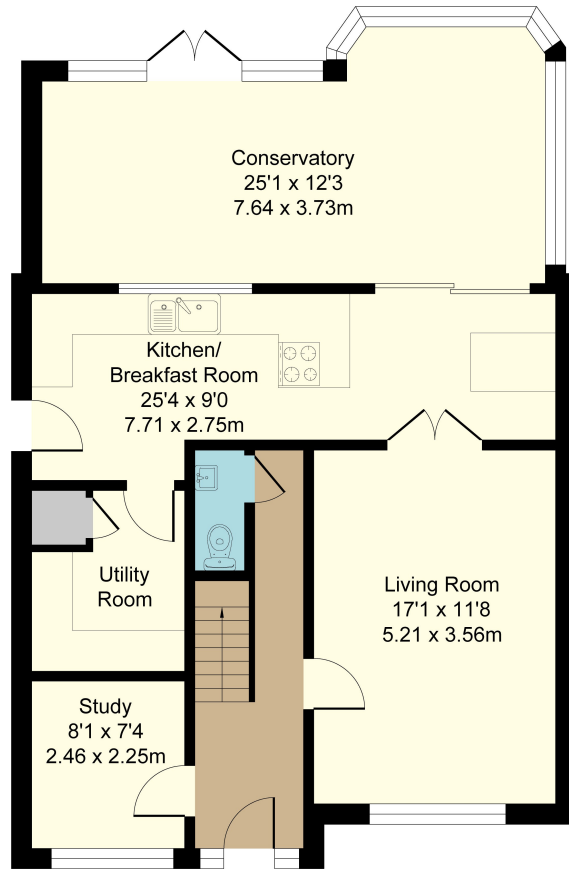
Biggleswade Town Centre is steeped with history, and is up & coming with all your amenities and a retail park. It also has great commuting links into London Kings Cross via train, good schooling and local cafes, restaurants and bars and has easy access directly onto the AIM and commutable links to the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



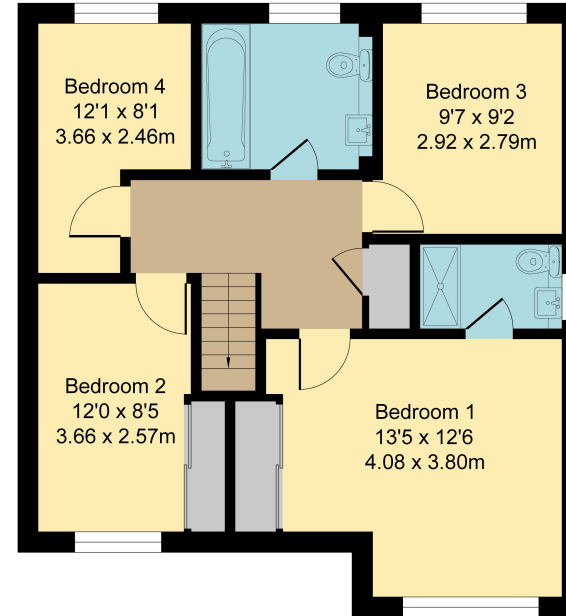


25 Buttercup Mead

Ground Floor
Area: 75.3 m² ... 811 ft²

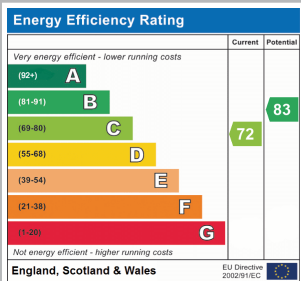


First Floor
Area: 60.4 m² ... 650 ft²



Total Area: 135.7 m² ... 1461 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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