



Banks Road

Biggleswade,
Bedfordshire, SG18 0DY

Freehold - Guide Price £350,000

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Welcome to your new home in the market and commuter town of Biggleswade. This property on Banks Road offers the perfect mix of comfort, charm and spacious accommodation. With its splendid location within walking distance of the town centre, railway station, shopping facilities and retail park, this home is ideal for commuters working in London, Stevenage, Cambridge or Milton Keynes.

As you enter the gated front garden you are greeted by the flowering quince, lovely fuchsia and salvia hotlips flowers before you arrive at the shady porch into the house. Stepping inside, the living room and separate dining area offer a perfect space for hosting and entertaining family and friends. The kitchen is fitted with a peninsula unit and boasts a lounge TV area with views into the flourishing garden, perfect for barbecues all year round. In addition, the separate utility room has under counter space for a washing machine and tumble dryer, located away from living spaces without disrupting anyone. To the first floor you will find two double bedrooms, a good size single bedroom and family bathroom.

Externally, there is a delightfully large garden space with its wisteria on the pergola in full bloom, fruit trees, sizeable pond with fountain feature, greenhouse and raised flower beds for the 'green thumb'. The garden further boasts two multi-purpose rooms with electrics which have previously served as a games room, workshop and a home office. Viewing comes highly advised to fully appreciate what this home has to offer!

- Semi-detached home
- Kitchen with dining/TV lounge area
- Mature rear garden with pond
- Central location within walking distance to amenities & transport links
- Three bedrooms
- Utility Room
- Two versatile outbuildings
- Council Tax Band C / EPC rating D



Accommodation

Entrance via gated garden to covered porch front door.

Entrance Lobby

7' 0" x 2' 10" (2.13m x 0.86m)

Specially built to provide an entrance area to shield the entrance hall from cold draughts in winter, door to:-

Entrance Hallway

13' 1" x 5' 11" (3.99m x 1.80m)

Stairs leading to first floor, under stairs storage/cloak area, radiator, window to the side aspect.

Living Room

14' 1" x 10' 2" (4.29m x 3.10m)

Wide bay window to the front aspect, feature fireplace, radiator, wall mounted lighting, door to entrance hallway.

Kitchen

9' 6" x 5' 11" (2.90m x 1.80m)

Range of modern fitted wall mounted and base level units with work surface over and inset stainless steel sink with drainer, electric cooker (gas supply unit available), vinyl flooring, window to side aspect, peninsula unit with work surface over, opening into:-

Dining Space

13' 4" x 10' 2" (4.06m x 3.10m)

An integrated space for modern living with sliding patio doors onto the rear garden, radiator, peninsula unit linking into the kitchen space with under counter space for fridge and freezer.

Utility Room

6' 4" x 4' 6" (1.93m x 1.37m)

Fitted worktop with space for a washing machine and tumble dryer, window to the side and rear aspect, door onto rear garden.



First Floor

Landing

Window to the side aspect, hatch to partially boarded loft.

Bedroom One

13' 4" x 10' 4" (4.06m x 3.15m)

Window to the rear aspect, built in full height wardrobe, radiator.

Separate central heating and hot water system installed within the last five years.

Bedroom Two

12' 0" x 10' 4" (3.66m x 3.15m)

Window to the front aspect, radiator.

Bedroom Three

8' 0" x 5' 11" (2.44m x 1.80m)

Window to the front aspect, radiator.

Bathroom

6' 10" x 5' 11" (2.08m x 1.80m)

Panelled bath, wash hand basin with pedestal, WC, radiator.



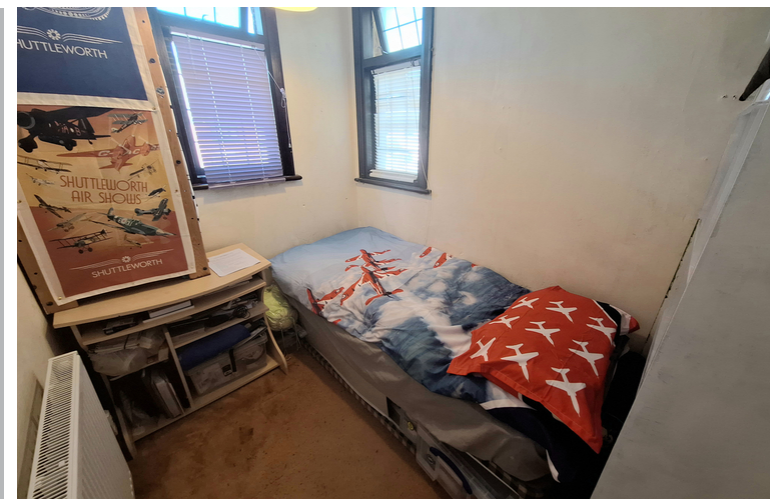
External

Rear Garden

Well maintained spacious rear garden measuring approx 42ft x 23ft, laid to lawn with paved covered porch ideal for entertaining, patio area besides the shady acer tree overlooking pond with fountain feature, paved pathway with pergola over with mature wisteria and roses blooming in summer, raised flower beds and greenhouse. Two multi-purpose rooms with electric fitted ideal for a games room, workshop, summerhouse/man cave or a quiet home office nestled among an acer tree and array of fruit trees.

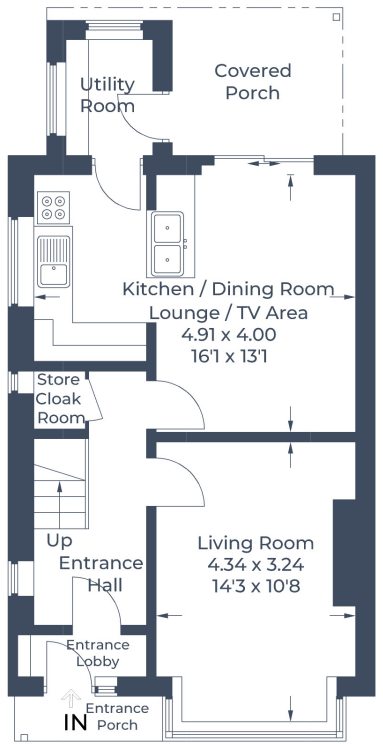
Front Garden

Front garden laid to lawn with gated entrance, footpath, a delightful flowering quince bush (a flower which symbolises luck, prosperity and longevity), fuchsia and red and white hot lips besides two purple coloured poppy flowers.

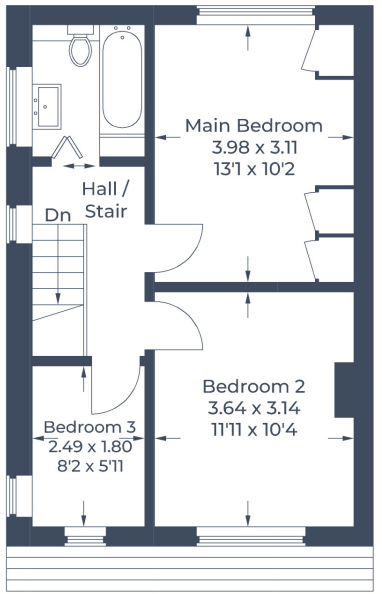




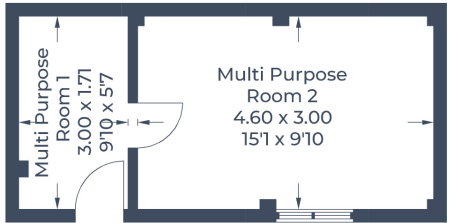
Approximate Gross Internal Area
Ground Floor = 44.1 sq m / 475 sq ft
First Floor = 39.0 sq m / 420 sq ft
Outbuilding = 19.3 sq m / 208 sq ft
Total = 102.4 sq m / 1,103 sq ft



Ground Floor



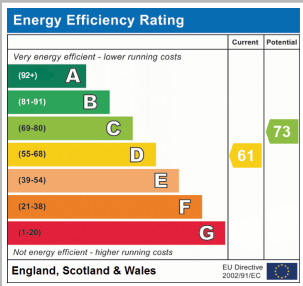
First Floor



(Not Shown In Actual Location / Orientation)

Outbuilding

Illustration for identification purposes only,
measurements are approximate, not to scale.
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Viewing by appointment only

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