



22, Exmoor Avenue

Biggleswade,
Bedfordshire, SG18 0FN
Freehold - OIEO £675,000

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properties

Country Properties are favoured with instructions to market this very well-presented 4 bedroom detached double fronted executive family home. Situated on the Maythorns development located on the outskirts of the growing market town of Biggleswade, the property has access to the town's leisure centre, indoor pool, retail shopping park and local countryside walks.

Stepping through the front door into a spacious entrance hallway with stairs ascending to the first floor, this area has doors leading off to a downstairs WC and home study with fitted units. Leading directly from the entrance hallway into the light and airy kitchen/diner, this space offers modern living with integral appliances and a range of matching dove satin coloured wall and base units with quartz work surface space, ample space for a table and chairs with patio doors leading on to the rear garden. This space further offers access to a separate utility room with matching units and work surface space. Adjoining to the kitchen/diner is a separate reception room currently used as a playroom also with sliding patio doors onto the rear garden allowing bundles of light. Double doors open through into an 18' x 11' approx. lounge with fitted shelves and units to complete the ground floor. Walking up the stairs you are greeted with an impressive galleried landing with space for a desk and a built-in storage cupboard. The principle bedroom is a brilliant super king room with fitted wardrobes and door to an en-suite comprising off a white suite with a double shower cubicle. Three further double bedrooms and a four-piece family bathroom complete the first floor.

Outside, the property benefits from its own open plan front garden with a block paved driveway at the side providing off road parking for 2 cars with an EV charging point. The single garage provides storage space, power and lighting and one third of the garage has been converted to provide an amazing office space. Gated side access leads to a spacious enclosed rear garden, comprising of patio area ideal for entertaining and alfresco dining leading to area laid with artificial grass, timber shed, fence and walled boundaries.

- Detached executive family home
- Four double bedrooms
- 18' X 12' approx kitchen/diner
- Lounge with feature integrated media wall
- Two further reception rooms
- Impressive galleried landing
- En-suite to master bedroom
- Partially converted garage providing a useful work space
- Council Tax band F & EPC rating B



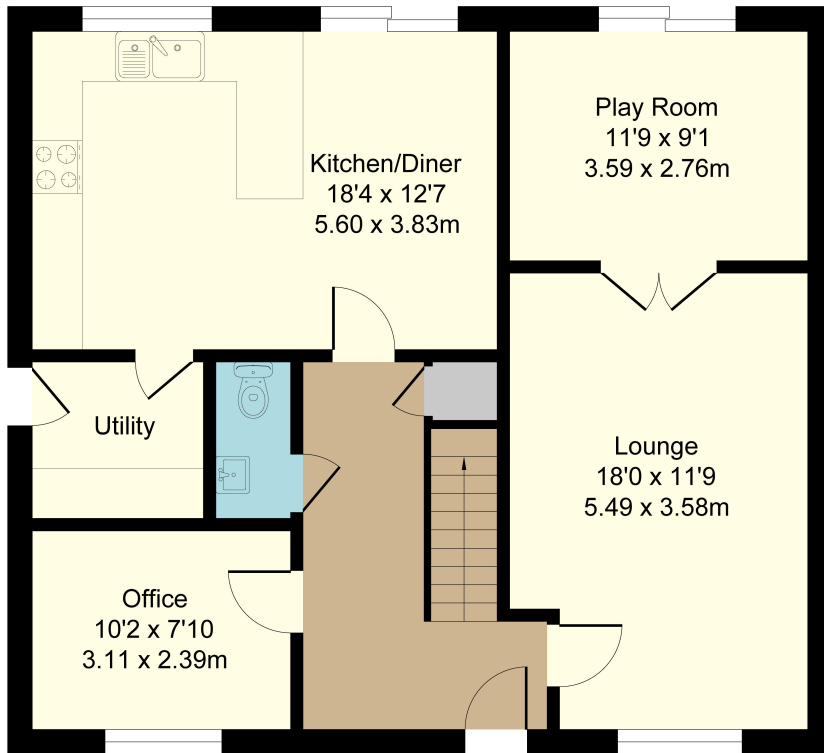




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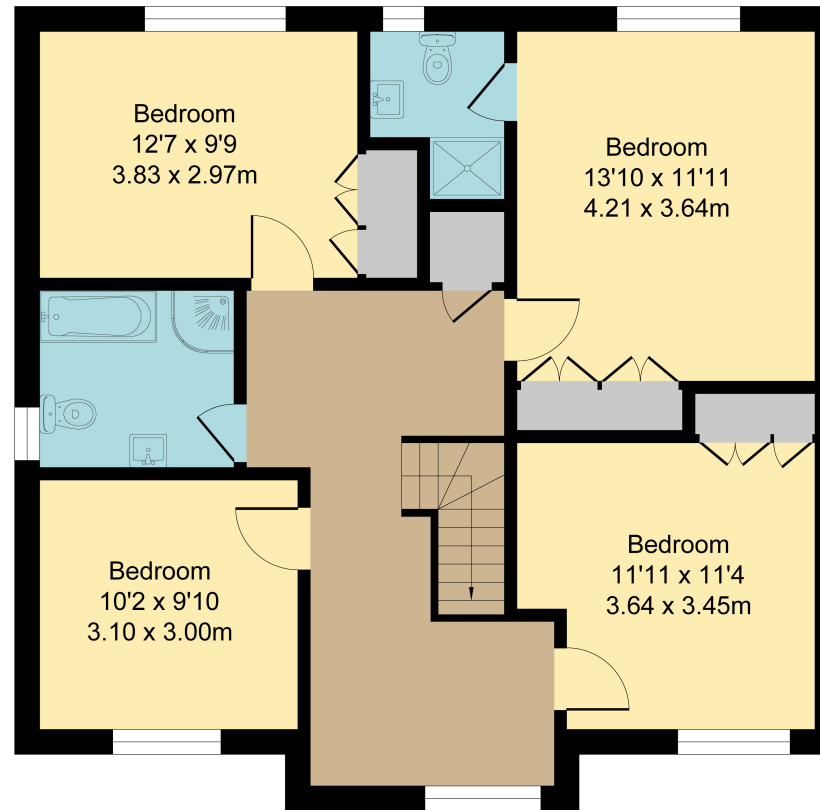
Ground Floor

Area: 80.5 m² ... 866 ft²



First Floor

Area: 80.7 m² ... 869 ft²



Total Area: 161.2 m² ... 1735 ft²

All Measurements are approximate and for display purposes only

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92+) | A | | 88 |
| (81-91) | B | | |
| (69-80) | C | | 81 |
| (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

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