



Coates Road, Biggleswade, Bedfordshire. SG18 8US





## 3 Bedroom Semi-Detached House £400,000 Freehold

This well presented property briefly comprises of an entrance hall with doors to the kitchen, living room and WC on the ground floor. On the first floor are two bedrooms and family bathroom. On the top floor is the principal bedroom with fitted wardrobes and en-suite. Externally is a private East facing rear garden with access to the single detached garage. To the side is a driveway for two cars.



- Three bed semi detached
- Modern kitchen
- En-suite to main bedroom
- Enclosed rear garden
- Detached garage
- Driveway for 2 cars
- Popular Kings Reach Development
- Built in wardrobes
- EPC rating B. Council tax band D

### Ground Floor

#### Living Room:

Abt. 13' 10" x 12' 8" (4.22m x 3.86m) Located towards the rear of the property with carpet flooring and French doors leading into the garden. Radiator.

#### Kitchen:

Entry from hallway. A range of wall and base gloss units with complimenting worksurfaces. Integrated fridge freezer, washing machine, dishwasher, gas hob, extractor fan, oven and one and a half inset sink with mixer tap. Window to front aspect. Tiled flooring.

#### WC:

Door from hallway. Two piece suite comprising of a wash hand basin and low level WC. Tiled flooring and splash back areas.

### First Floor

#### Bedroom Two:

Abt. 13' 10" x 12' 6" (4.22m x 3.81m) A large double bedroom with fitted wardrobe with mirrored sliding doors. Carpet flooring and Radiator. Window to rear aspect.

#### Bedroom Three:

Abt. 9' 6" x 7' 1" (2.90m x 2.16m) A good-sized single bedroom with window to front aspect. Carpet flooring and Radiator.

#### Bathroom:

A modern three piece suite comprising of a panelled bath with overhead shower, low level WC and wash hand basin with mixer tap. Chrome heated towel rail. Contrasting tiles to shower area. Tiled flooring.

### Second Floor

#### Bedroom One:

Abt. 21' 2" x 13' 10" (6.45m x 4.22m) Located on the second floor, this principal bedroom suite benefits from fitted wardrobes and en-suite. Carpet flooring. Window to front aspect. Radiator.

#### En-Suite:

Three piece en-suite comprising of shower cubicle, low level WC and wash hand basin with mixer tap. Window to rear aspect. Tiled splashback areas. Chrome heated towel rail. Tiled flooring.

### Outside

#### Garden and Parking:

The rear garden faces East and is mainly laid with artificial turf. Patio area for outdoor furniture. Access to the single garage. Driveway located to the side of the property which can host two cars.

#### About the area:

Biggleswade & Surrounding:

This lovely property is well positioned on the popular Kings Reach development which offers multiple park areas, a Sainsbury's local, coffee shop, pizzeria, fish & chip shop, community centre and lower school.

Within walking distance, you will find the 'Kings Reach' pub, Biggleswade leisure centre and the A1 retail park with large high street stores such as Next, Marks & Spencer, Boots and Homebase. There are also lots of countryside walks nearby including the 'Green Wheel' and longer walks providing access to the RSPB Nature Reserve in Sandy.

Located approximately 1 mile away is Biggleswade town centre & mainline train station which offers direct links into London's Kings Cross St Pancras, with a journey time of approx. 40 minutes.

#### Agents Note:

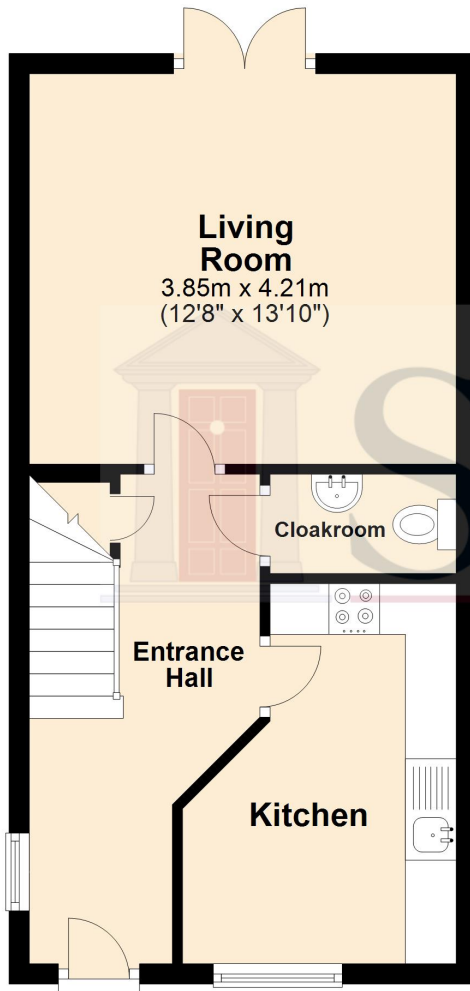
Draft particulars yet to be approved by the vendor and may be subject to change.



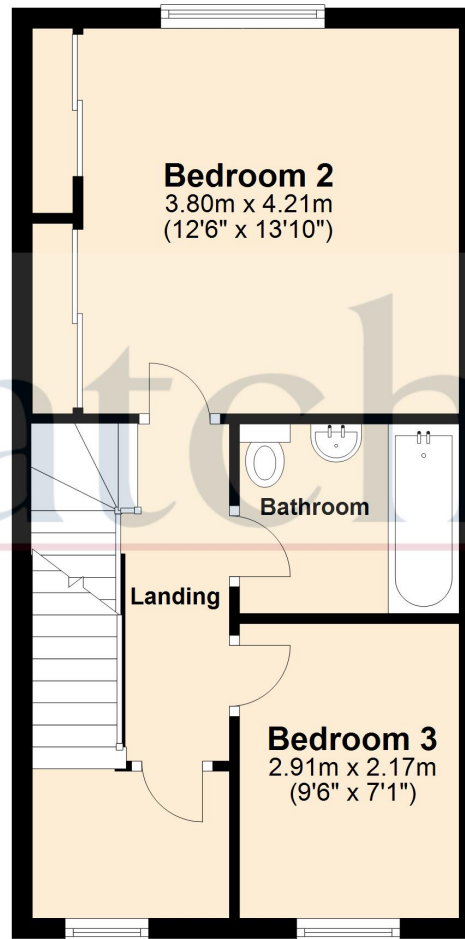
These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.



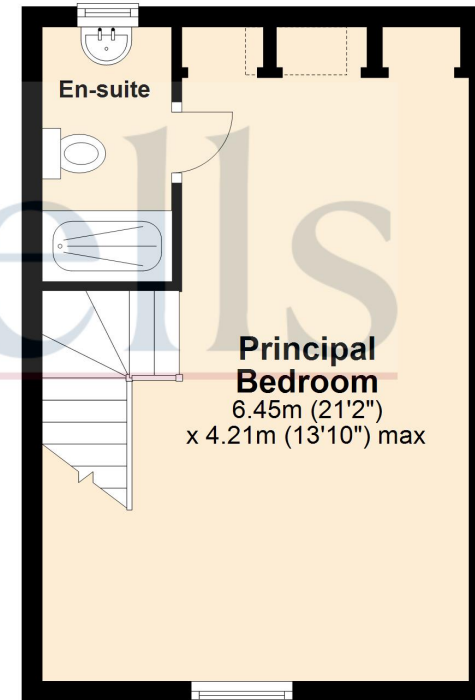
## Ground Floor



## First Floor



## Second Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.  
Plan produced using PlanUp.