



Biggleswade, Bedfordshire. SG18 8DU





3 Bedroom Link Detached House £360,000 Freehold

Spacious three-bedroom family home on the ever-popular Birds Estate. With modern kitchen and bathrooms, integrated garage and a beautifully sunny south facing garden, early viewing is advised to avoid missing out!

- Three bedroom link detached home
- Integrated garage
- Off street parking
- Modern kitchen and bathroom
- South facing garden
- Open plan kitchen/dining area
- Popular Birds Estate
- Walking distance to town and station
- Freehold
- Awaiting EPC. Council tax band D

Ground Floor

Living Room:

A bright space with feature fireplace and large double glazed window to front aspect. Karndean flooring. Radiator. Access to understairs storage. Door to entrance hall and kitchen.

Kitchen/Dining Area:

Modern contrasting kitchen with a range of wall and base units. Granite worktops with inset one and a half sink. Integrated undercounter fridge and freezer. Freestanding electric cooker with overhead extractor fan. Built in pantry cupboard. Double glazed window to rear aspect. Sliding doors to rear aspect from dining area. Karndean flooring. Radiator.

WC:

Located off of the entrance hall with low level WC and wash hand basin with vanity unit and mixer tap. Obscured double glazed window. Chrome heated towel rail. Karndean flooring.

Utility:

Access via kitchen. Single UPVC half glazed door to back garden. Matching wall and base units with laminate work surface. Stainless steel sink. Undercounter space and plumbing for a free-standing dishwasher, washing machine and tumble dryer. Wall mounted boiler. Double glazed window to rear aspect. Karndean flooring. Door to access garage.

First Floor

Bedroom One:

Large double bedroom with double glazed window to rear aspect. Carpet flooring. Radiator.

Bedroom Two:

Second large double bedroom with double glazed window to front aspect. Carpet flooring. Radiator.

Bedroom Three:

Single bedroom with double glazed window to front aspect. Carpet flooring. Radiator. Built in storage cupboard.

Family Bathroom:

Three-piece suite comprising of a low level WC, wash hand basin with mixer tap and panelled bath with over head shower. Heated chrome towel rail. Wall mounted mirrored cabinet. Obscured double glazed window to rear aspect. Wood effect flooring.

Outside

Garage:

Single integrated garage accessed via internal door from the utility room or via an up and over door from the driveway. Power and lighting and additional storage space in the loft.

External:

South facing rear garden mainly laid to lawn with mature shrub borders. Patio seating area. Gate to access a public footpath. To the front of the property is a block paved driveway currently wide enough for one car but the frontage could be reconfigured to host more vehicles if required.

About The Area:

This lovely property is well positioned on the popular Birds estate which is within walking distance to the town centre, train station, GP Surgery and local schools. There are also lots of countryside walks nearby including the 'Green Wheel' and, for those that like longer walks, the RSPB Nature Reserve in Sandy.

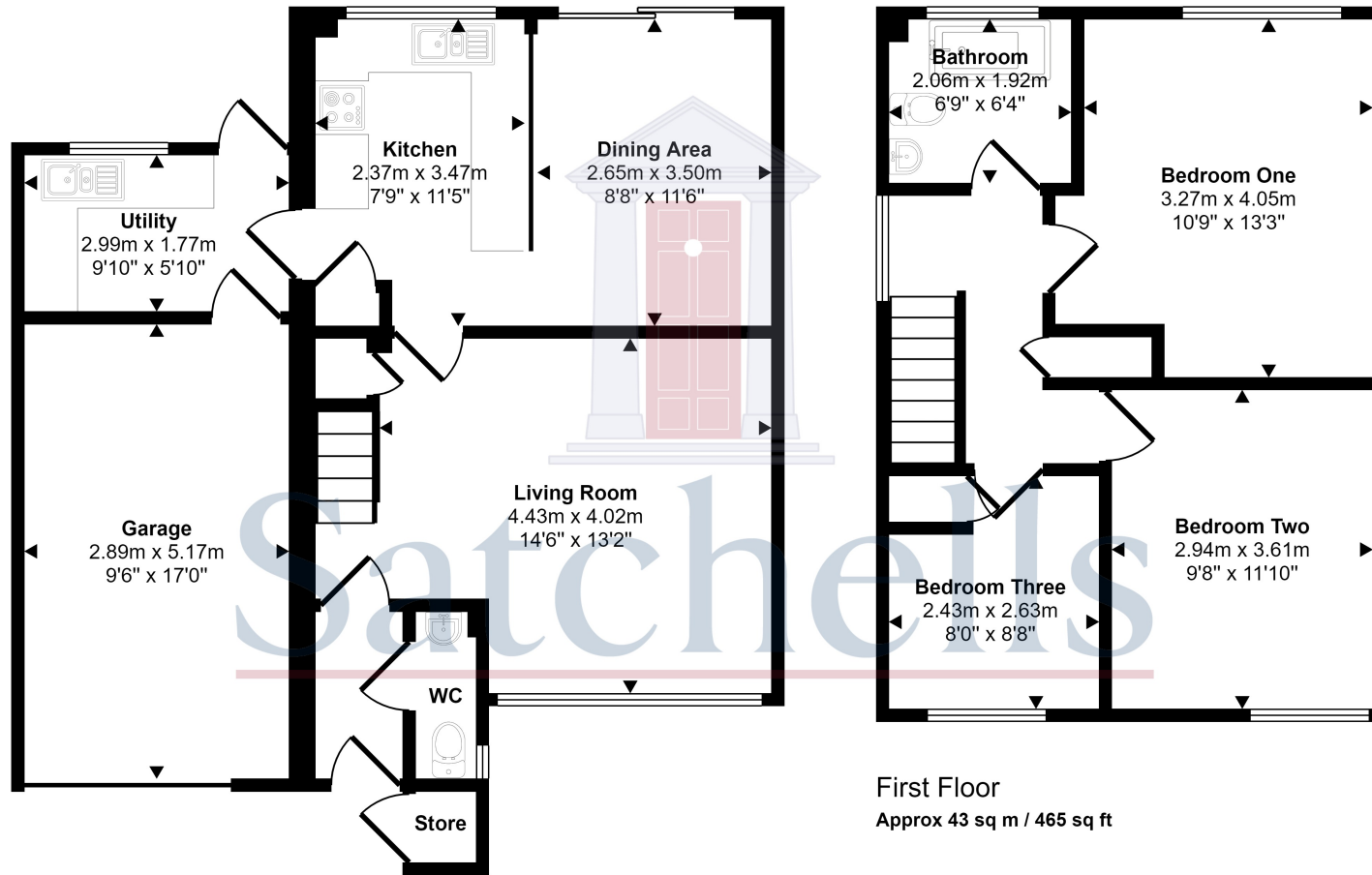
Located approximately 0.4 miles away, or 8 minutes on foot, is Biggleswade town centre & mainline train station which offers direct links into London's Kings Cross St Pancras, with a journey time of approx. 30 minutes.



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.



Approx Gross Internal Area
108 sq m / 1168 sq ft



Ground Floor
Approx 65 sq m / 703 sq ft

First Floor
Approx 43 sq m / 465 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.