



# 14, Eagle Farm Road

Biggleswade,  
Bedfordshire, SG18 8JH  
£595,000

COUNTRY PROPERTIES  
PART OF HUNTERS

A beautifully presented home situated in a great location close to the town centre and local schools. The property has been thoughtfully extended and now offers four/five double bedrooms, generous family/ kitchen room with two sets of bi-fold doors opening onto a southerly facing rear garden.

- Beautifully presented throughout
- Large family room fitted with a 'Schuller' kitchen
- Garage and off road parking
- Four/five bedroom semi-detached home
- Two en-suite shower rooms and a family bathroom
- Lounge with multi-fuel burner



## Ground Floor

### Entrance Hall

Full length window to side aspect, stairs to first floor, under stairs storage cupboard, tiled flooring with underfloor heating, alarm system. Doors to living room, kitchen/dining room and bedroom 2.

### Kitchen/Family Room

'L' shape 'Schuller' kitchen with breakfast bar and an extensive range of wall and base units fitted with Quartz work surfaces over with waterfalls near the sink which is fitted with a Quooker tap and large mirrored glass splash back areas. Two eye level pyrolytic ovens, one being a combination oven/microwave and the other an oven/steamer. Bora induction hob with integrated extraction facility. Large free standing 'American' style fridge/freezer with filtered water and ice making facility. Integrated dishwasher and washing machine, water softener.

Seating area with multi-fuel burner. Dining area with two sets of bi-fold doors leading onto the rear garden. Tiled flooring with underfloor heating. Door to:

### Living Room

Window to front aspect, multi-fuel burner. Door to hallway, leading to door to:



### **Bedroom 2/Study**

Window to front aspect. Door to:

#### **Wet Room**

Window to rear aspect, shower, wash hand basin, low level W.C.

### **First Floor**

#### **Landing**

Window to side aspect.

#### **Master Bedroom/Bedroom 1**

Fitted with wardrobes, window to rear aspect. Door to:

#### **En-Suite**

Heated de-mister mirror, window to rear aspect, shower cubicle, low level W.C, wash hand basin with built-in under cupboards, heated towel rail.

#### **Bedroom 3**

Dressing area with fitted wardrobes with reveal to bedroom, window to front aspect.

#### **Bedroom 4**

Window to rear aspect, built-in wardrobe with sliding mirrored doors.



## Bedroom 5

Window to front aspect.

## Family Bathroom

Fully tiled walls and floor, de-mister mirror with blue-tooth, 4 piece bathroom suite comprising wash hand basin, free-standing oval bath, free standing bath tap, shower cubicle and W.C. Window to side aspect, wall mounted heated towel rail.

## Outside

### Front Garden

Gated entrance with block paved driveway providing off road parking for 2 cars.

### Rear Garden

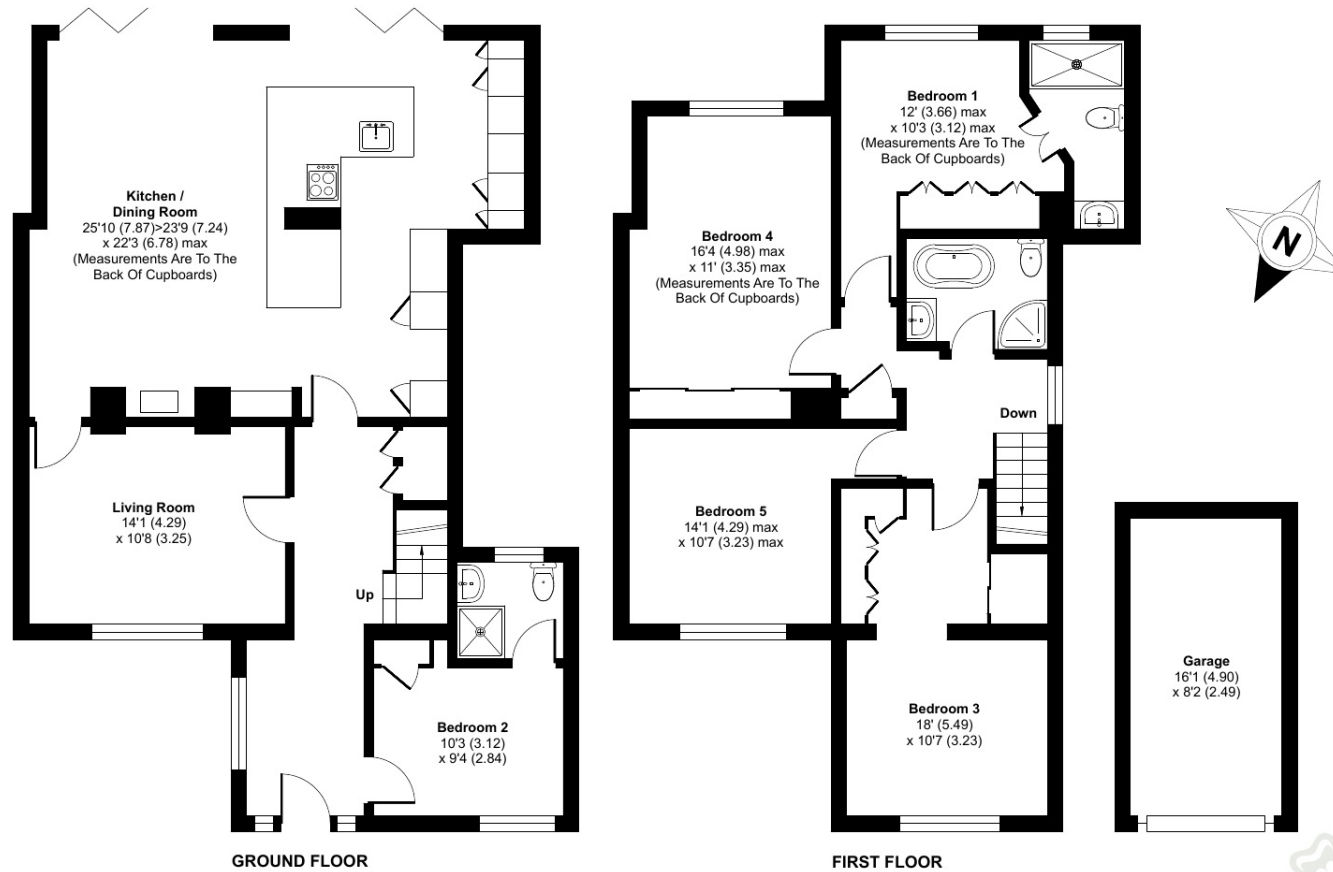
100ft long South facing garden with timber shed, mainly laid to lawn with a patio area, log store, garage. Access at side to front.



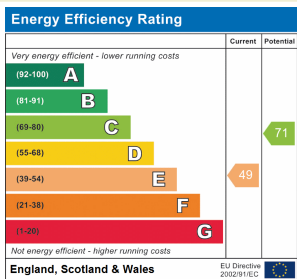


Approximate Area = 1759 sq ft / 163.4 sq m  
 Garage = 131 sq ft / 12.1 sq m  
 Total = 1890 sq ft / 175.5 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nlicom 2023. Produced for Country Properties. REF: 948951



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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