



Derwent Avenue, Biggleswade, Bedfordshire. SG18 8LZ

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## 4 Bedroom Semi-Detached House

### £370,000 Freehold

Designed for modern family living, this beautifully presented four-bedroom home features open-flow living, a light-filled conservatory and versatile accommodation. Perfect for growing families or those looking to be nearer to local schools and amenities.

- Four bedrooms
- En-suite
- Parking for three cars
- Generous kitchen/breakfast room
- 24ft lounge/diner
- Utility room (with scope to convert to WC) (STP)
- Conservatory
- Walking distance to train station and town centre
- EPC rating D. Council tax band C



**Ground Floor:****Entrance Hall:**

Entry via composite front door. Door leading to the lounge/diner. Wood effect flooring.

**Lounge/Dining Room:**

Abt. 23' 9" x 8' 10" (7.24m x 2.69m) Open plan living/dining area with windows to the front aspect. Doors leading into the conservatory and kitchen. Newly fitted wood effect flooring. Ceiling lights. Radiator.

**Kitchen:**

Abt. 12' 2" x 15' 11" (3.71m x 4.85m) maximum measurements. Shaker style wall and base units and laminate worktops. Integrated eye level oven and dishwasher. Gas hob. Stainless steel sink and drainer. Door leading to car port and rear garden. Door leading to utility room. Window into the conservatory. Radiator. Laminate flooring. Ceiling lights.

**Utility:**

Abt. 5' 11" x 4' 5" (1.80m x 1.35m) Boiler fitted on the wall. Ceiling light. Laminate flooring.

**Conservatory:**

Abt. 8' 5" x 14' 7" (2.57m x 4.45m) Used as an additional reception room. Wall light. Wood effect flooring. Windows to rear aspect and French doors leading to the garden. Wash hand basin.

**First Floor:****Bedroom One:**

Abt. 13' 0" x 8' 2" (3.96m x 2.49m) A large double bedroom with fitted wardrobes. Window to front aspect. Radiator. Wood effect flooring. Door leading to en-suite. Ceiling light.

**En-Suite:**

Abt. 7' 4" x 7' 11" (2.24m x 2.41m) Three piece suite comprising a shower cubicle, low level WC and hand wash basin. Tiled flooring and fully tiled walls. Ceiling light. Chrome heated towel rail.

**Bedroom Two:**

Abt. 10' 8" x 10' 0" (3.25m x 3.05m) Double bedroom with fitted wardrobes. Window to rear aspect. Wood effect flooring. Radiator. Ceiling light.

**Bedroom Three:**

Abt. 13' 5" x 4' 6" (4.09m x 1.37m) A third bedroom with fitted wardrobes. Window to front aspect. Wood effect flooring. Radiator. Ceiling light.

**Bedroom Four:**

Abt. 10' 4" x 7' 7" (3.15m x 2.31m) Currently used as an office space. Fitted wardrobes. Window to rear aspect. Wood effect flooring. Radiator. Ceiling light.

**Family Bathroom:**

Abt. 5' 7" x 6' 5" (1.70m x 1.96m) Three piece suite comprising of a panelled bath with overhead shower, low level WC and wash hand basin. Chrome heated towel rail. Fully tiled walls. Window to rear aspect. Ceiling light.

**Outside:****Front Garden:**

Large block paving situated at the front of the property and provides off road parking for three cars.

**Rear Garden:**

Mainly laid to lawn with a decking and patio area, perfect for dining and entertaining.

## Additional Information:

### About the Area:

Biggleswade is a popular market town in Central Bedfordshire, sitting on the River Ivel and offering a great balance of small-town feel with everyday convenience. The High Street has a good mix of independent shops, cafés and the usual essentials, and benefits for larger supermarkets and leisure facilities.

One of the big draws is commuting: Biggleswade has its own mainline railway station with regular services into London, and the A1 is close by for road links north and south. For families, there is a choice of schools locally, along with parks, riverside walks and easy access to open countryside, including the nearby Ivel Valley and RSPB The Lodge at Sandy for great weekend walks.

### Agents Note:

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



### Anti-Money Laundering:

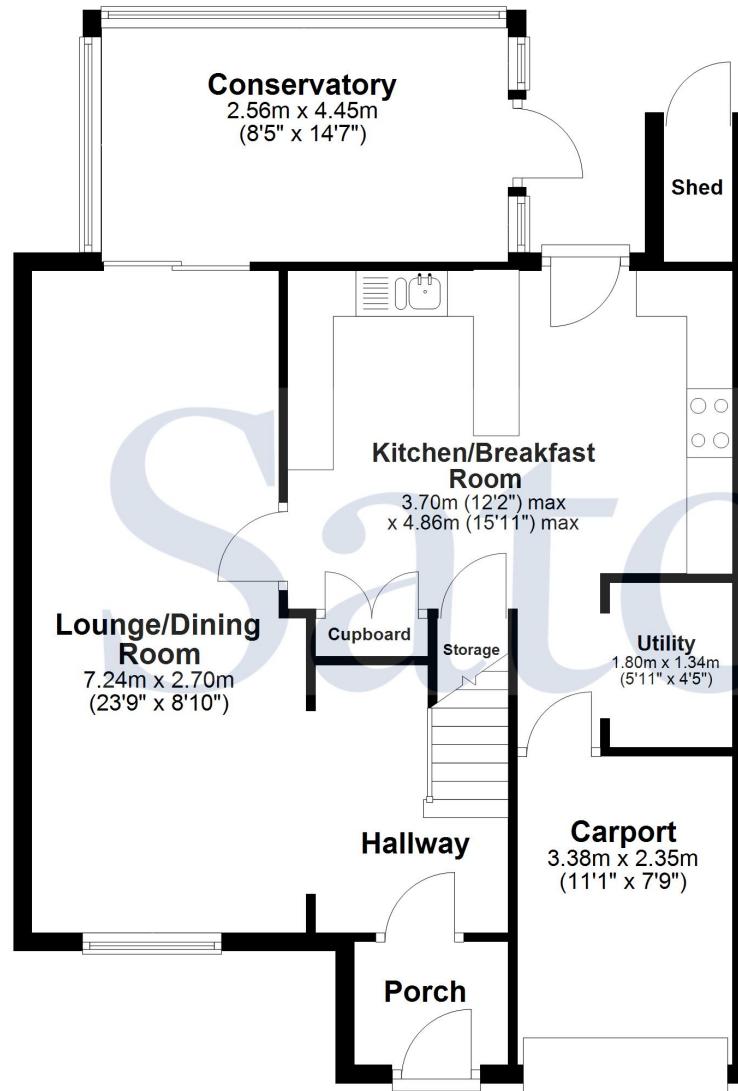
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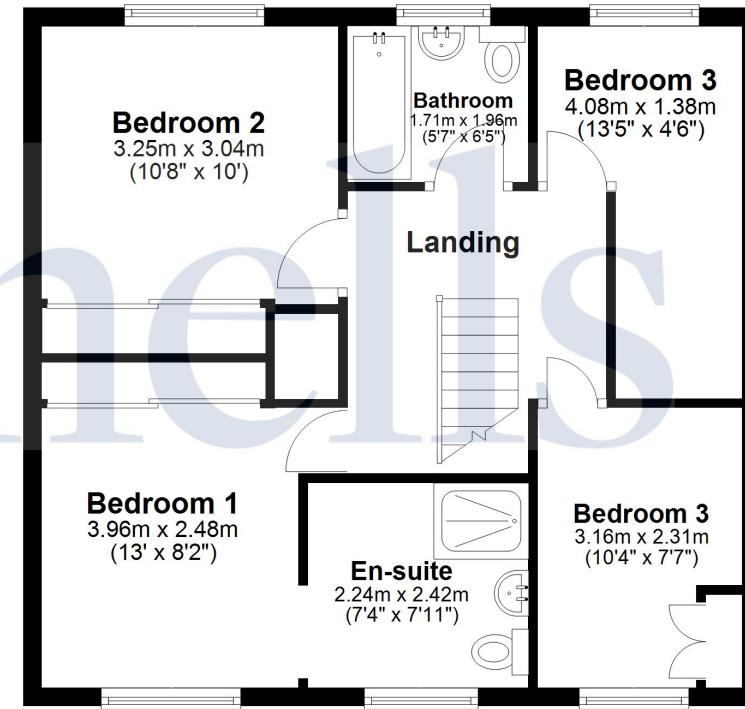
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## Ground Floor



## First Floor



For illustration 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.