



Rutherford Way, Biggleswade, Bedfordshire. SG18 8GA





3 Bedroom Detached House Offers Over £400,000 Freehold

Move straight into this fantastic home with no onward chain! Boasting a modern gloss kitchen with integrated appliances, a beautiful sun room extension with skylights, en-suite to master, garage, driveway and a private, not overlooked south-west facing garden!

- No onward chain
- Modern detached home
- Walking distance to local shops and amenities
- Garage and driveway
- En-suite to master
- Train station 1 mile away
- South west facing rear garden
- Beautiful vaulted sunroom extension
- EPC rating C. Council tax band D

Ground Floor

Entrance Hall:

Composite front door. Porcelain tiled flooring. Stairs to first floor. Storage cupboard under the stairs. Doors to kitchen, living room and cloakroom. Radiator.

Cloakroom:

Low level w/c. Handwash basin. Porcelain tiled flooring. Radiator. Extractor fan.

Kitchen:

Abt. 9' 0" x 12' 11" (2.74m x 3.94m) Modern white gloss wall and base units with complimentary worktops. Integrated fridge/freezer, washing machine and dishwasher. Stainless steel sink and drainer with mixer tap over. Upvc double glazed window over the sink. Gas hob and oven with extractor hood over. Feature upvc double glazed bay window to the front. Porcelain tiled flooring. Radiator. Spotlights.

Living Room:

Abt. 16' 0" x 13' 9" (4.88m x 4.19m) Wood effect flooring throughout. Radiator. Upvc double glazed window. Upvc double glazed French doors into the sun room. Spotlights and centre lights.

Sun Room:

Abt. 7' 8" x 12' 7" (2.34m x 3.84m) Tiled flooring throughout. Vaulted ceiling with Velux windows. Upvc double glazed windows and French doors into the garden. Radiator.

First Floor

Landing:

Carpet flooring. Doors to bedrooms and bathroom. Loft access. Radiator.

Master Bedroom:

Abt. 12' 7" x 13' 7" (3.84m x 4.14m) Carpet flooring. Radiator. Upvc double glazed window. Spotlights and centre lights. Door to en-suite:

En-Suite:

Suite comprising low level wc, hand washbasin and tiled shower cubicle. Half tiled walls and tiled flooring. Upvc double glazed obscured window. Extractor fan. Radiator.

Bedroom Two:

Abt. 9' 5" x 11' 1" (2.87m x 3.38m) Carpet flooring. Radiator. Upvc double glazed window. Spotlights and centre lights.

Bedroom Three:

Abt. 6' 4" x 11' 1" (1.93m x 3.38m) Carpet flooring. Radiator. Upvc double glazed window. Spotlights and centre lights.

Family Bathroom:

Abt. 6' 7" x 6' 4" (2.01m x 1.93m) Suite comprising low level wc, handwash basin and bath with shower over and tiling surround. Half tiled walls and tiled flooring. Upvc double glazed obscured window. Extractor fan. Radiator.

**External
Garden:**

A sunny, fully enclosed, southwest-facing garden that is private and not overlooked. Gated side access. Outside tap and electric point. Door to garage.

Garage:

Detached single garage with power and lighting. Up and over door. Parking for two cars in front.

Location:

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

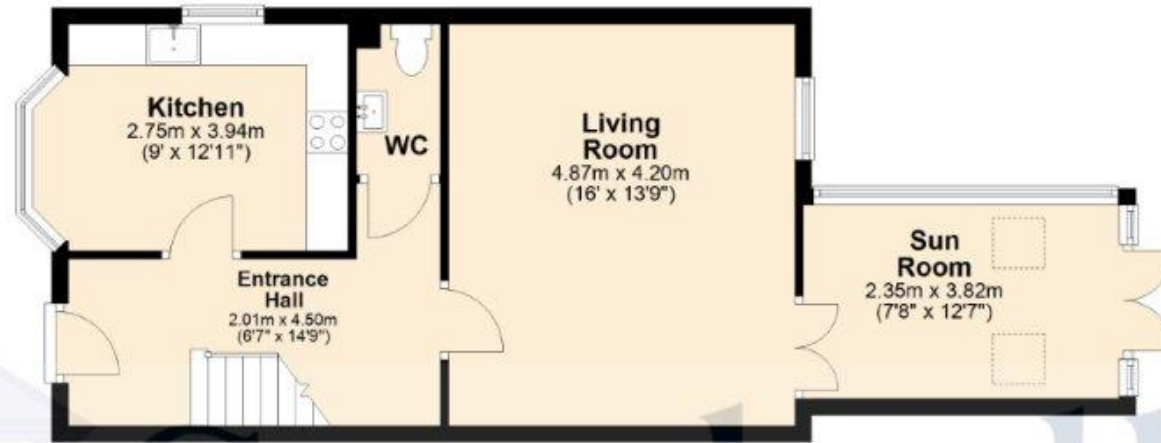
Located approximately 1.5 miles away is Biggleswade town centre & mainline train station which offers direct links into London's Kings Cross St Pancras, with a journey time of approx. 30 minutes.





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.

Ground Floor



First Floor



Total area: approx. 97.3 sq. metres (1047.8 sq. feet)

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.