

Stratton Way, Biggleswade - SG18 0NS

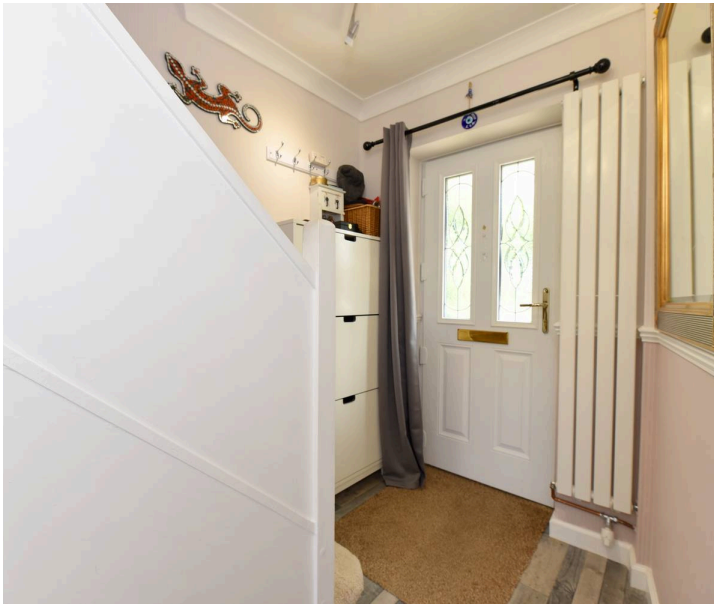
Guide Price £375,000

HARVEY ROBINSON

- SEMI-DETACHED FAMILY HOME
- THREE BEDROOMS
- MODERN FITTED KITCHEN
- BRIGHT + SPACIOUS FAMILY ROOM
- DOWNSTAIRS SHOWER ROOM
- FURTHER FAMILY BATHROOM
- LANDSCAPED REAR GARDEN
- DRIVEWAY FOR MULTIPLE VEHICLES
- BRILLIANT CONDITION THROUGHOUT
- CLOSE TO AMENITIES + SCHOOLING



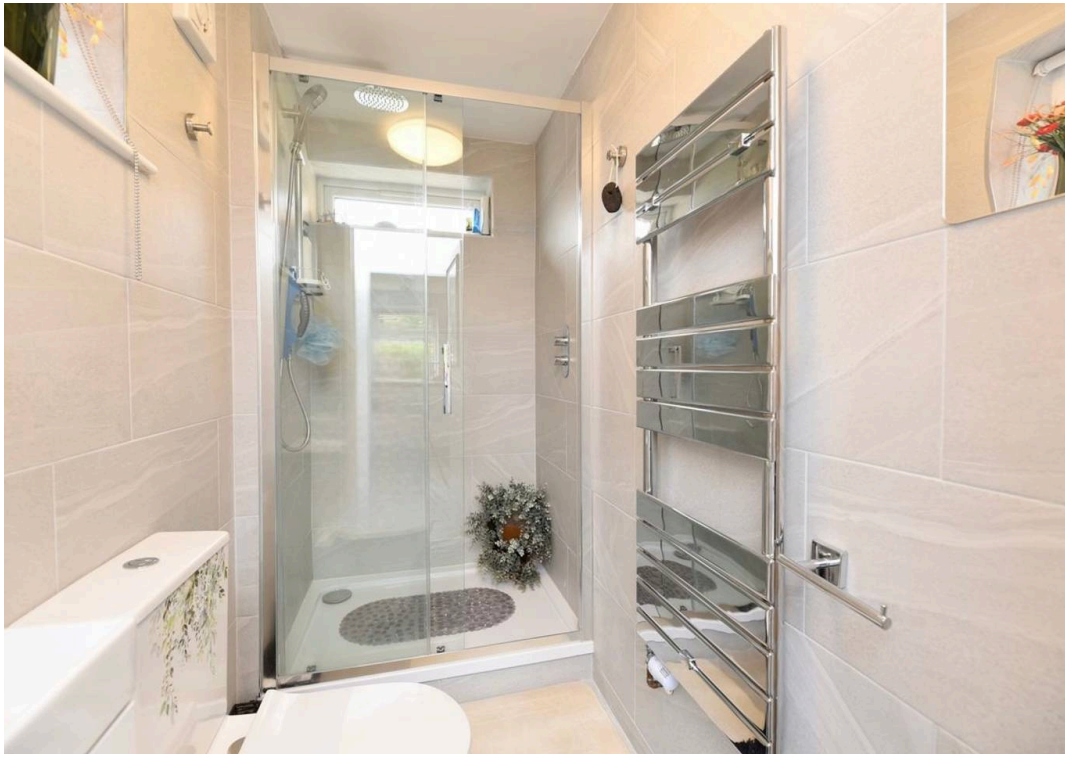












This beautifully presented three-bedroom semi-detached family home has been thoughtfully extended to the side and rear, creating a spacious and versatile home finished to an exceptional standard throughout. At the heart of the property is the impressive open-plan kitchen and family room, providing the perfect space for everyday living and entertaining. Refitted in April 2025, the contemporary kitchen is equipped with a five-burner gas hob, built-in oven and combination microwave, combining style with practicality. A separate living room offers a cosy retreat, complete with an attractive electric fire and surround. The ground floor is further enhanced by a modern shower room, while upstairs, the family bathroom was beautifully refitted in December 2024. All three bedrooms are well-proportioned, with the second bedroom benefiting from fitted wardrobes. Ideally situated close to well-regarded schools, local amenities and transport links, this is a superb family home ready to move straight into.

Externally, the property continues to impress with its beautifully landscaped south-west facing rear garden, designed to make the most of the afternoon and evening sunshine. A generous patio provides the perfect setting for outdoor dining and entertaining, complemented by the built-in BBQ for hosting family and friends. The garden also benefits from an integrated watering system, ensuring the planting remain well maintained with minimal effort. A garden shed and separate tool shed provide excellent additional storage, while mature planting, established borders and enclosed fencing create a pleasant and secluded setting. The property further benefits from owned solar panels with a storage battery, helping to improve energy efficiency, along with a driveway providing off-road parking for multiple vehicles. Combining stylish interiors with exceptional outdoor space, this outstanding home offers everything a modern family could need and an early viewing is highly recommended.

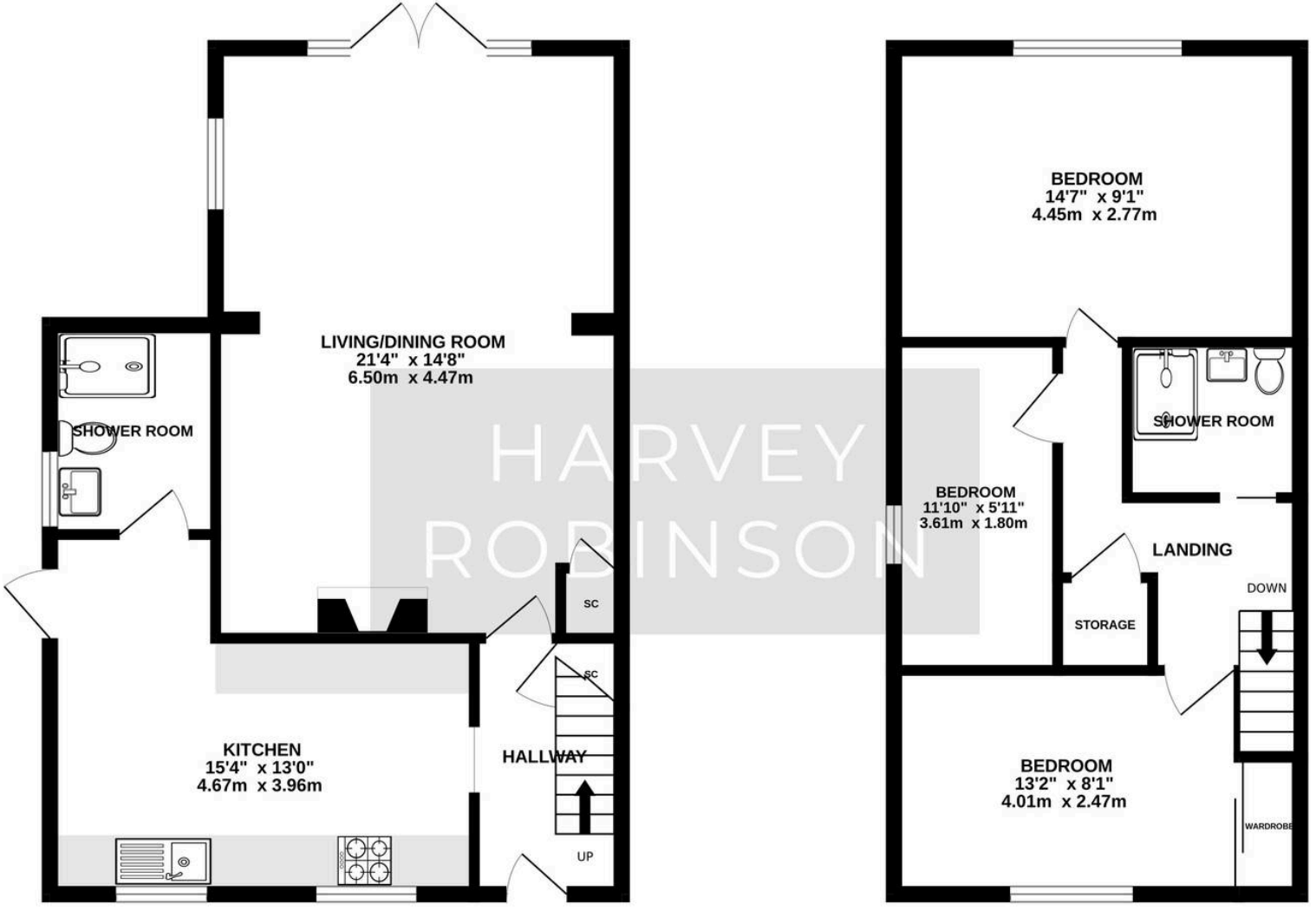






GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.

FIRST FLOOR
448 sq.ft. (41.6 sq.m.) approx.



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TOTAL FLOOR AREA : 1010 sq.ft. (93.9 sq.m.) approx.

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FAQ'S

Property Tenure: Freehold
Property Built: 1940's - 1960's
Council Tax Band: C
EPC Rating: B
Boiler age: 13 years
Boiler last serviced: November 2025
Rear Garden Aspect: South/West
Parking: Driveway
Water Meter: Yes
Loft: Boarded with ladder and light
Kitchen: Refitted April 2025
Bathroom: Refitted December 2024
Primary School Catchment: St Andrews East
Secondary School Catchment: Edward Peake / Stratton
Estimated Rental Income: £1,550.00pcm
What3Words Location: ///weddings.slide.crabmeat

SERVICES

Heating: Gas Central Heating
Electricity: Mains and Solar PV (Photovoltaic) panels
Water: Mains
Sewage: Mains
Broadband: Fibre to premises

TRAVEL

Distance to A1: 1.4 miles
Biggleswade Railway Station: 0.9 miles walking
Cambridge: 21.2 miles
Bedford: 13 miles
London: 46.2 miles