

Coltsfoot, Biggleswade - SG18 8SR

Guide Price £539,000

HARVEY ROBINSON

- FOUR BEDROOMS
- DETACHED FAMILY HOME
- LOUNGE WITH BAY WINDOW
- STUDY / PLAYROOM
- SPACIOUS KITCHEN DINING ROOM
- CONSERVATORY
- CLOAKROOM, ENSUITE AND FAMILY BATHROOM
- SOUTH FACING REAR GARDEN
- DRIVEWAY FOR TWO VEHICLES WITH AN EV CHARGER
- NO ONWARD CHAIN

LOCATION AND AMENITIES

The Saxon Gate development is popular among families and is close to a range of amenities, including a convenience store, pharmacy, fish & chip shop, and independent retailers. Schooling, a leisure centre with swimming pool, and beautiful countryside walks are also nearby.

Biggleswade Town Centre is just over one mile away, offering various shops, bars, and restaurants, with further branded shopping available at the Retail Park on the outskirts of town. The mainline train station provides fast access into London Kings Cross and St Pancras in approximately 40 minutes, making this property ideal for commuters.








DADDY







This beautifully presented four bedroom detached family home offers spacious and versatile accommodation, ideal for modern family living.
Upon entering, you are greeted by a welcoming hallway with a useful storage cupboard, perfect for coats and shoes. The generous lounge, featuring a charming bay window, provides an inviting space for relaxation and entertaining guests. A separate study or playroom offers flexibility for home working or a dedicated area for children. The heart of the home is the impressive kitchen dining room, designed with both style and practicality in mind, providing ample space for family meals and social gatherings. A bright conservatory extends from the kitchen, creating an additional reception area filled with natural light. The property also benefits from a convenient ground floor cloakroom.

Upstairs, the accommodation comprises three well-proportioned double bedrooms and a comfortable single bedroom, ensuring plenty of space for family members or guests. The principal bedroom enjoys the luxury of an ensuite shower room, while the remaining bedrooms are served by a modern family bathroom. Throughout the home, the décor and finish are of a high standard, reflecting the care and attention provided by its current owners.

Additional features include a driveway with parking for two vehicles, including an EV charger, ensuring convenience for busy households.

This home is presented in beautiful condition throughout and combines generous living spaces with practical touches, making it an exceptional choice for families seeking comfort, style and flexibility. Early viewing is highly recommended to fully appreciate the quality and spaciousness of this outstanding home.

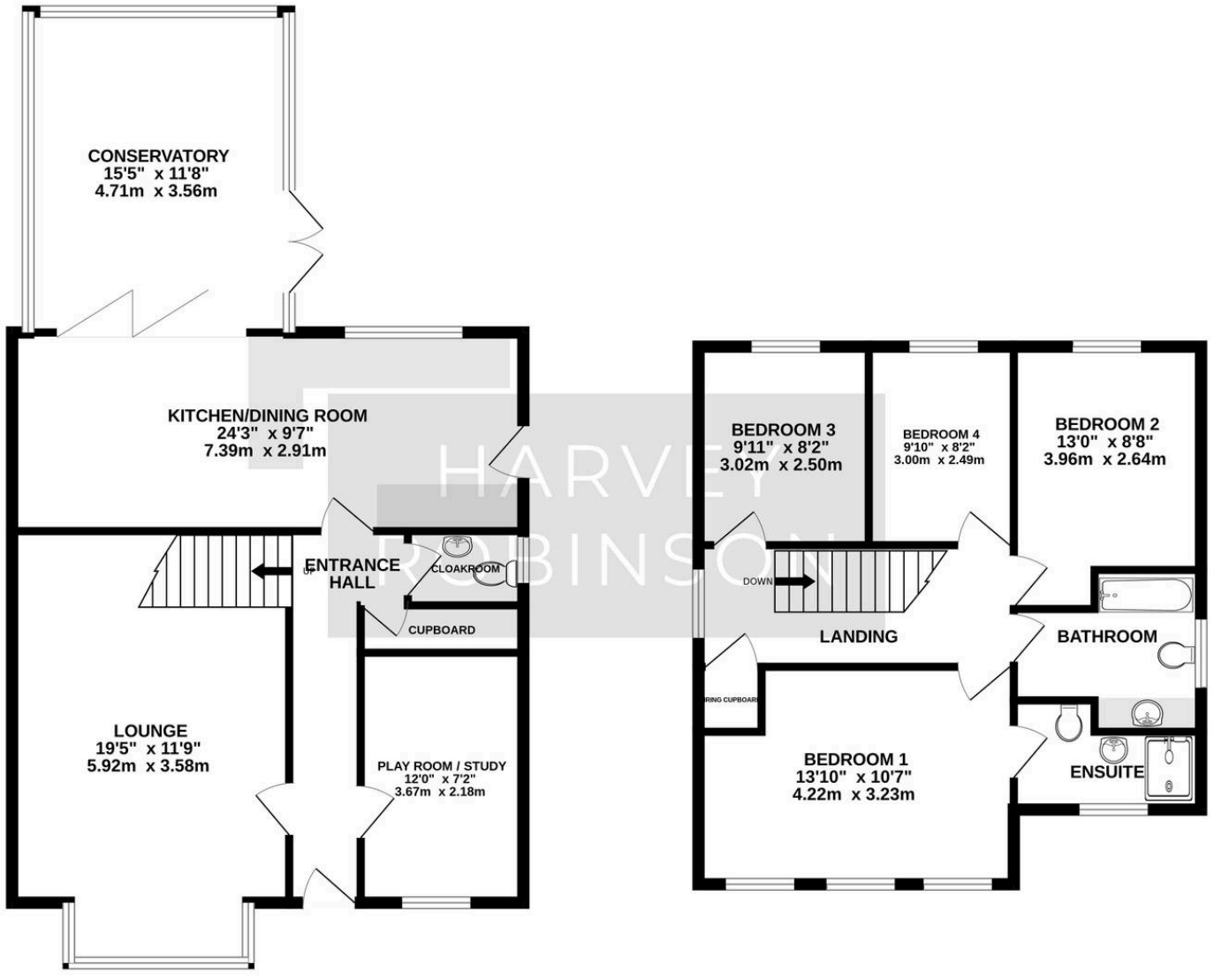






GROUND FLOOR
895 sq.ft. (83.1 sq.m.) approx.

1ST FLOOR
594 sq.ft. (55.2 sq.m.) approx.



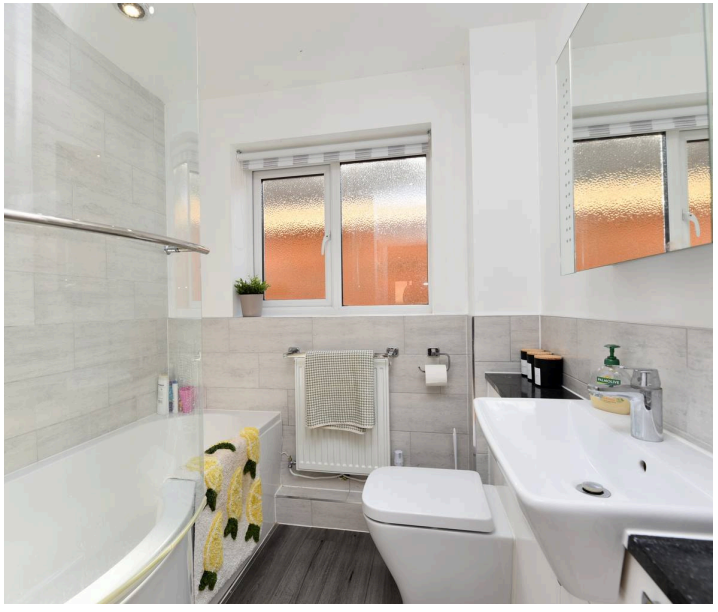
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TOTAL FLOOR AREA : 1489 sq.ft. (138.3 sq.m.) approx.

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FAQ'S

Property Tenure: Freehold
Property Built: 1990's
Council Tax Band: E
Local Authority: Central Bedfordshire Council
Loft: Partially boarded
Boiler Installed: Unknown
Boiler Serviced: Unknown
EV Charger: Yes
Primary School: Biggleswade Academy
Secondary School: Stratton School
Rear Garden Aspect: South
EPC Rating: C
Postcode for Sat Nav: SG18 8SR
What3Words Location:///graph.intervals.fire

UTILITIES

Heating: Gas
Electricity: Mains
Water: Mains
Sewage: Mains
Broadband: Fibre to premises

TRAVEL

Distance to A1: 0.6 mile
Biggleswade Railway Station: 1.2 miles walking distance
Cambridge: 19.7 miles
Bedford: 13.8 miles
Milton Keynes:29.7 miles
London: 45.1 miles