



42 Ivel Gardens, Biggleswade, SG18 0AN



Asking Price: £795,000

Freehold

Ivel Gardens, Biggleswade, SG18 0AN

- Executive Detached Family Home
- Extremely Sought After Town Centre Location
- Four Impressive Double Bedrooms
- En-Suite & Family Bathroom
- Spacious Living & Dining Room
- Fitted Kitchen
- Double Garage & Block Paved Driveway
- Only 0.5 Mile Walk To Mainline Train Station
- Freehold
- Energy Rating: C / 72

This impressive family home occupies a very generous plot in Biggleswade's most sought after cul-de-sac location, positioned just a short walk to the River Ivel and offering a great sized well kept rear garden, four double bedrooms and a oversized double garage. The property is excellently located for any commuter, with Biggleswade's mainline train station just a 0.5 mile walk away and the A1 motorway located just a short drive.

The accommodation starts with a welcoming entrance hall where the majority of the downstairs rooms are accessed from. There is a WC, Large second reception room, kitchen and beautiful living dining room that spans the full width of the house offering dual access and aspect to the rear garden respectively.

On the first floor, all four double bedrooms are located off the landing, as is the beautifully refitted family bathroom. The Master bedroom also boasts built in storage/wardrobes and also an en-suite.

Outside the plot really excels and offers a tremendous amount of space and further potential. There is a block paved driveway to the front and side of the property offering ample parking and access to the oversized double garage. The rear garden is extremely well proportioned for a house of this age, creating both a great private entertainment space as well as a perfect retreat for any keen gardeners or families with children alike.



Accommodation

Ground Floor

Entry

WC

Hallway

Family Room

Dining Room

Kitchen 11'8" x 11'6" (3.56m x 3.5m).

Living Room 17'6" x 11'8" (5.33m x 3.56m).



First Floor

Landing

Bedroom 1 11'10" x 11'8" (3.6m x 3.56m).

En-Suite

Bedroom 2 14'2" x 9'10" (4.32m x 3m).

Bedroom 3 7'7" x 12' (2.3m x 3.66m).

Bedroom 4 9'5" x 6'11" (2.87m x 2.1m).

Bathroom

Outside

Block Paved Driveway

Double Garage

Large Rear Garden

Property Type - Freehold

Council Tax Band - F

EPC - TBC

Local Authority - Central Beds



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