

Apple Tree Close, Biggleswade, SG18 8NF.
Guide Price £625,000-£650,000



With a GUIDE PRICE OF £625,000 to £650,000 is this Executive Four Bedroom detached family home situated in a cul-de-sac of just five other properties.

The current owners have extensively refurbished the property including a refitted kitchen, utility room, family bathroom and Ensuite. Solar panels are fitted to the main house generating a feed in tariff at present of approximately £720pa.

From the entrance hall there are oak doors leading into both the family lounge and kitchen/dining room and a dog leg staircase leading up to the first floor landing. Other benefits found on the ground floor is a downstairs WC, utility room and large conservatory.

The established and private rear garden wraps itself around the property and gives access to the detached double garage and a gated side access leading to the fantastic home office/studio which is laid out over two floors and benefits from both heating and air conditioning.

Entrance Hall

9'5 x 8'10

Accessed by a composite double glazed front door and side panel, inset spotlights. Dog leg staircase to the first floor, understairs storage cupboard. Radiator with cover, oak glazed doors to all rooms..

Downstairs WC

6'4 x 2'9

Double glazed opaque window to the front aspect, low level WC, vanity wash hand basin, radiator.

Family Lounge

20'0 x 12'5

Double glazed bay window with window seat and storage under to the front aspect, double glazed window to the side. Double glazed french doors leading to the conservatory, grey oak laminate flooring. Feature fire place with inset log burner. Marble hearth and mantle surround. inset spotlights, vertical radiator, tv point.

Kitchen/Dining Room

17'11 x 13'3

Fitted wall and base 'gloss grey' units which have undercounter lighting along with contrasting black granite effect worktops, black composite sink with three way tap for filtered water and brick style tiled splashbacks. Built in appliances include Twin 'AEG' multi function ovens, five ring gas burning hob with an extractor hood over, fridge/freezer, dishwasher and a wine fridge. Grey oak laminate flooring. Double glazed window to the rear aspect and double glazed patio doors into the conservatory, door into the utility room, vertical radiator.

Utility Room

6'4 x 5'4

Double glazed window to the front aspect and composite door leading to the side access. Wall and base 'gloss grey' units which match the kitchen and house a water softener, contrasting worktops and inset sink drainer, brick style splashbacks. Space and plumbing for a washing machine, enclosed consumer unit.

Conservatory

23'6 x 11'7

Of double glazed construction french doors leading out in to the rear garden.

Landing

11'2 x 9'9

Galleried landing with oak doors to all rooms, Double glazed window to the front aspect. Access to highly insulated and boarded loft with hot water storage and light

Master Bedroom

13'6 x 10'2

Double glazed windows to the side and rear aspect, built in double wardrobe, radiator. Oak door to the Ensuite.

Ensuite

6'3 x 5'6

Opaque double glazed window to the front aspect. Three piece suite comprising of a corner shower cubicle with thermostatically controlled shower head, vanity wash hand basin with storage cupboards under, low level WC, tiled flooring and tiled splashbacks with inset mosaic tiling. Heated chrome towel rail, inset spotlights.

Bedroom Two

10'8 x 10'3

Double glazed window to the rear and side aspect, built in wardrobe, radiator.

Bedroom Three

9'9 x 9'8

Double glazed bay window to the front aspect with window seating and storage under, radiator.

Bedroom Four

10'1 x 7'4

Double glazed window to the rear aspect, radiator, storage cupboard.

Family Bathroom

6'7 x 6'0

Double glazed opaque window to the front aspect. A refitted suite comprising of a sloped back bath with mixer taps and shower attachment, low level WC, vanity wash hand basin, tiled splashbacks with mosaic inserts, tiled floor, inset spotlights and separate mood lighting.

Frontage

There is a block paved path leading to the front door and along the length of the house, laid to lawn with raised railway sleeper borders, side gates to both sides of the property, outside lights and water tap. Double width driveway leading to the double garage. EV Charging Point

Double Garage

17'9 x 17'1

Remote controlled electric up and over doors, ample eaves storage, power and light and a courtesy door to the rear garden.

Rear Garden

Patio to the laid to lawn area, flowerbed and shrub borders with a range of trees, outside lights and power, a paved shaded seating area to the rear of the garden. The garden wraps around to a side garden area with a timber storage shed and courtesy door to the double garage. Additional gated side area which is ideal for bin storage.,

Home Office/Gym/Man Cave

16'6 x 15'1 + 15'1 x 9'3

This high spec and beautifully finished building is a fantastic addition to this lovely home. Built on a concrete poured foundation and constructed out of heavily insulated timber frame with a composite timber clad finish. This air conditioned and heated two storey space offers great versatility as office space, a man cave, a gym or a combination of uses. Adults and kids will enjoy this space.









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Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B	83	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

England & Wales

EU Directive
2002/91/EC

