



Guide Price

£625,000

56 Collings Crescent

Biggleswade, SG18 0PZ

- Four Double Bedroom Executive Detached
- Two Receptions Rooms
- 29ft Kitchen/Dining/Family Room
- Two Ensuites and Family Bathroom

- Cloakroom and Utility Room
- Ample Off Road Parking and Oversized Garage
- Desirable St Andrews Park Location
- Beautifully Presented Throughout



PROPERTY SUMMARY

Located within an enviable position within the St Andrews Park development in Biggleswade we present this beautifully and immaculately presented four double bedroom executive detached family home. The property which has been extensively decorated and upgraded throughout in brief consists of an Entrance Hall, Cloakroom, Utility Room, 17ft Lounge, Study and a 29ft Kitchen/Dining/Family Room to the Ground Floor with the Four Bedrooms, two with Ensuite facilities and a main Family Bathroom occupying the First Floor. Outside, the rear garden has been thoughtfully landscaped to incorporate lawned as well paved patio, and composite decking areas, with ample off road parking leading to an oversized Garage to the front. Overlooking a green, this property would make for an ideal family home with schooling - both Primary and Secondary - located nearby as well as local amenities a short distance away. Biggleswade Town is located just over 1 mile away with various shops, bars and restaurants with further brand shopping located at the Retail Park on the outskirts of the town. The mainline train station provides access into London Kings Cross within 40 minutes making it ideal for the commuter. Viewings can be arranged by contacting our Biggleswade estate agent offices.



ENTRANCE HALL

Door to front aspect, full-height storage cupboard for coats and shoes, additional under stairs storage cupboard, stairs rising to First Floor, door to Cloakroom, Study, Lounge and Kitchen/Dining/Family Room, Amtico flooring.

CLOAKROOM

Two piece suite comprising WC and wash hand basin, tiled splash backs, extractor fan, radiator, Amtico flooring.

LOUNGE

UPVC double glazed window to front aspect, feature fireplace, radiator, television point, double doors opening to Kitchen/Dining Family Room, Amtico flooring.

STUDY

Dual aspect room with UPVC double glazed window to side aspect and bay window to front aspect, radiator, Amtico flooring.

KITCHEN/DINING/FAMILY ROOM

29ft in length with dual French-style doors opening to the rear garden from the Family Room and Kitchen areas, UPVC double glazed windows to rear aspect and two Velux windows in the roof space. Luxury fitted kitchen comprising wall and base mounted units, cabinet lighting, one and a half bowl upgraded Granite sink and drainer, integrated hob with extractor hood, integrated Bosch design electric double oven, integrated fridge/freezer and dishwasher, door to Utility Room, Amtico flooring.

UTILITY ROOM

UPVC double glazed window to side aspect, wall and base mounted units with work surfaces over, stainless steel sink and drainer, plumbing for automatic washing machine, Amtico flooring.

LANDING

Stairs rising from Ground Floor, UPVC double glazed window to side aspect, loft access, doors to Bedrooms and Family Bathroom.

MASTER BEDROOM

UPVC double glazed window to front aspect, radiator, Amtico flooring, opening to Dressing Room with a range of fitted furniture, door to Ensuite.





ENSUITE SHOWER ROOM

UPVC double glazed window to side aspect, three piece suite comprising WC, wash hand basin and shower cubicle, extractor fan, heated towel rail, part tiled, Amtico flooring.

BEDROOM TWO

Dual aspect room with UPVC double glazed windows to front and side aspects, radiator, Amtico flooring, built-in wardrobe, door to Ensuite.

ENSUITE SHOWER ROOM

UPVC double glazed window to rear aspect, three piece suite comprising WC, wash hand basin and shower cubicle, heated towel rail, extractor fan, part tiled, Amtico flooring.

BEDROOM THREE

UPVC double glazed window to side aspect, radiator, Amtico flooring.

BEDROOM FOUR

UPVC double glazed bay window to front aspect, radiator, Amtico flooring.

FAMILY BATHROOM

UPVC double glazed window to front aspect, three piece suite consisting of WC, wash hand basin, side panel bath with shower attachment over, extractor, heated towel rail, part tiled, Amtico flooring.

FRONT GARDEN

Corner plot location, plants and shrubs to flower beds, off road parking for several vehicles leading to oversized Garage, EV point, side gated access to rear Garden.

REAR GARDEN

Timber panel and brick wall enclosed garden, primarily laid to lawn with paved patio and path leading to composite decking seating areas. Timber built Sauna, outside power points and outside tap, Personnel door to Storage Room at the rear of the Garage.

STORAGE ROOM

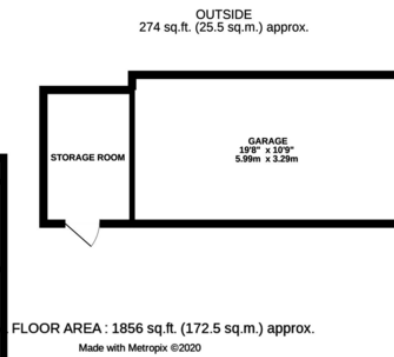
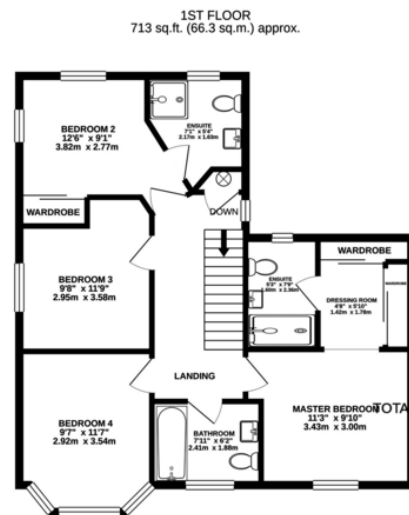
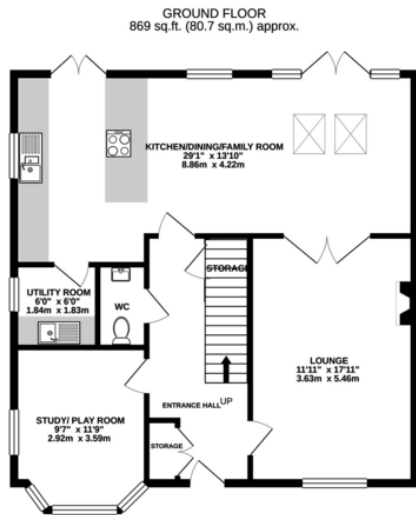
Power and light connected. Attached the rear of the Garage.

GARAGE

Oversized garage with up and over door. Power and lighting connected. Eaves storage.



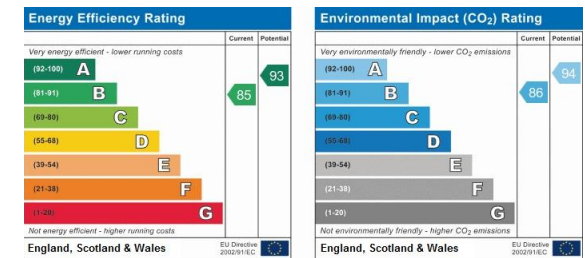




FLOOR AREA: 1856 sq.ft. (172.5 sq.m.) approx.
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FAQ'S

Tenure: Freehold
Property Built: 2017
Rear Garden Aspect: West
Council Tax Band: F
Lower School Catchment: St Andrews East
Middle School Catchment: Edward Peake
Upper School Catchment: Stratton



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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