



Hancock's Estates

With you every step of the way



8 Brunswick Close, Biggleswade, SG18 0DA
£415,000 Freehold





8 Brunswick Close Biggleswade, SG18 0DA

- Extended Semi-Detached Home
- Four Bedrooms
- Cloakroom & Family Bathroom
- Separate Reception Areas
- Conservatory
- Generous Side & Rear Gardens
- Gravel Parking Area & Garage
- Refitted Kitchen / Breakfast Room
- Approximate 0.5m Walk to Station
- Cul-De-Sac Location

EXTENDED FAMILY HOME # FOUR BEDROOMS # CONSERVATORY / SUNROOM #
SIZEABLE SIDE AND REAR GARDENS # TIMBER WORKSHOP / STORE # CENTRAL
LOCATION #

£415,000 Freehold



Entrance Lobby

Living Room 12'7" x 15'8" (3.84m x 4.77m)

Kitchen/Breakfast Room 11'5" x 15'8" (3.47m x 4.77m)

Dining Room 10'6" x 9'0" (3.19m x 2.74m)

WC

Conservatory / Sun Room 9'6" x 7'11" (2.90m x 2.41m)

Inner Lobby

Landing

Bedroom 1 12'9" x 9'3" (3.89m x 2.83m)

Bedroom 2 9'3" x 12'2" (2.81m x 3.71m)

Bedroom 3 9'3" x 9'3" (2.81m x 2.82m)

Bedroom 4 7'2" x 7'0" (2.18m x 2.14m)

Bathroom



Outside

A beautifully maintained front garden could be utilised as further parking if altered.

A particularly generous side and rear garden area offers raised decking with electric sun canopy and patio seating areas, side gated access, large timber workshop / store plus and outside tap.

Timber Workshop / Store 14'10" x 9'10" (4.52m x 3.00m)
Power and light connected.

Driveway Access

A proportion of the drive access is shared with one neighbour before opening onto a privately owned parking area leading to the garage.

Garage 17'2" x 9'5" (5.23m x 2.87m)

Agents Notes

Council Tax band - D

Five year old Worcester Bosch combi boiler fitted March 2019, last serviced 28/09/2023 and located at the rear of the garage.

Precise Location

what3words: cover.swimsuits.asked

About The Area

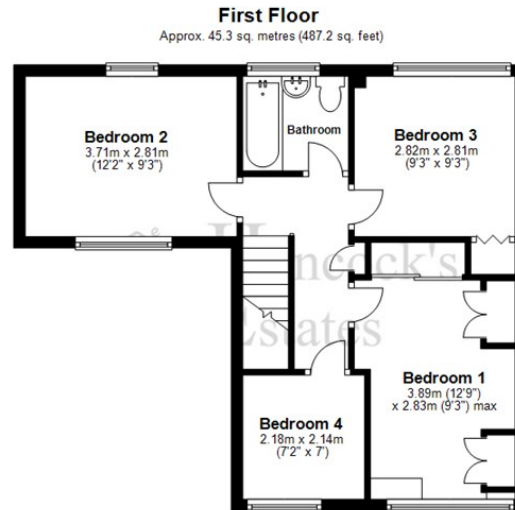
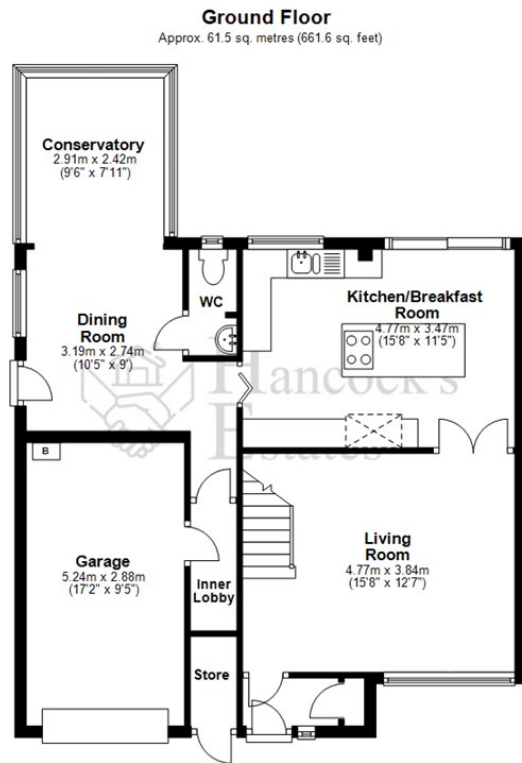
Biggleswade offers a vast array of amenities from newsagents, butcher, baker, cafes and restaurants, hair salons, opticians and independent food stores to High Street brands such as Lloyds Pharmacy, Boots, Greggs, Subway, Iceland and many more.

The River Ivel provides some lovely picturesque waterside walks with plenty of attractive 'green space' dog walks nearby. The A1 retail park has encouraged some major retailers to Biggleswade with big brands such as Marks and Spencer, Next, Boots, Halfords, Pets at Home and Homebase to name a few, plus Lidl supermarket.

The famous Shuttleworth aircraft and vehicle collection is only a few minutes drive (within 3 miles) away where numerous and frequent vintage aircraft will be seen in the surrounding skies. Amongst the numerous attractions and activities locally, Jordans Mill is also within a three mile drive, offering riverside Cafe, attractive walks and historic 19th century flour mill.

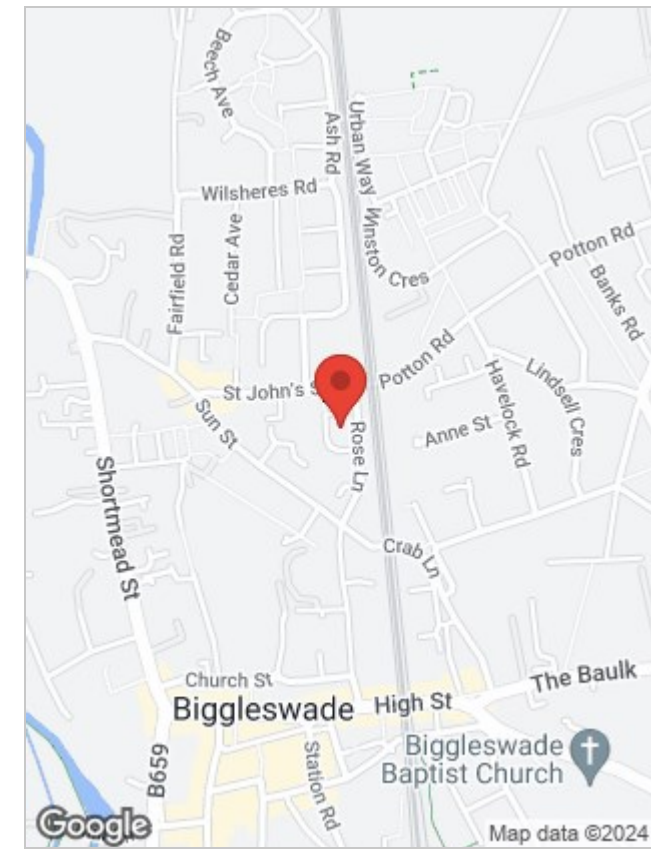






Total area: approx. 106.7 sq. metres (1148.8 sq. feet)

For illustrative purposes only - Not to scale. The position of doors, windows, appliances and other features are approximate only. Whilst every effort is made to be precise, the total area is approximate and for guidance only.
Plan produced using PlanUp.



For GPS direction please follow **SG18 0DA**

Viewing

Please contact our Hancock's Estates Office on 01767 348 288 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		86
(81-91)	B		
(69-80)	C	73	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	