



Hancock's Estates

With you every step of the way



16 Ouse Way, Biggleswade, SG18 8PZ
£485,000 Freehold





16 Ouse Way Biggleswade, SG18 8PZ

- 2017 Taylor Wimpey 'Whitford'
- Detached Family Home
- Four Sizeable Bedrooms
- Study / Playroom
- Kitchen / Breakfast Plus Dining Area
- £14,000 of Upgraded Options
- Approximate 1.1m Walk to Station
- Landscaped 52ft x 32ft (min.) Garden
- Garage and 35ft Drive with EV Point
- Available With No Forward Chain

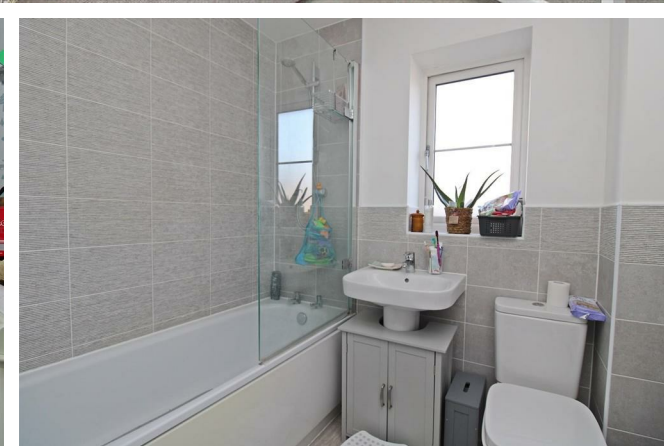
Available with NO FORWARD CHAIN, this 2017, double fronted Taylor Wimpey 'Whitford' detached home benefits from over £14,000 of upgraded options plus particularly sizeable, landscaped rear garden. Accommodation comprises generous entrance hall, playroom / study, living room, kitchen / breakfast room plus dining area. The utility room has been used to integrate the fridge and freezer, cupboard concealing boiler and handy central pull-out larder storage. There are four well-proportioned bedrooms, en-suite shower and family bathroom. The town centre and train station are an approximate 1.1 mile walk away.



£485,000 Freehold



| | |
|-------------------------------|--------------------------------------|
| Entrance Hall | 13'7" x 9'8" max (4.14m x 2.95m max) |
| Cloakroom | |
| Living Room | 15'0" x 10'10" (4.58m x 3.30m) |
| Play Room | 7'1" x 7'7" (2.15m x 2.30m) |
| Kitchen/Breakfast Room | 12'7" x 9'3" (3.84m x 2.83m) |
| Dining Area | 9'6" x 9'3" (2.90m x 2.83m) |
| Landing | |
| Master Bedroom | 13'2" x 11'2" (4.02m x 3.41m) |
| En-suite | |
| Bedroom 2 | 11'10" x 9'6" (3.60m x 2.90m) |
| Bedroom 3 | 10'4" x 9'7" (3.14m x 2.91m) |
| Bedroom 4 | 8'10" x 10'3" (2.68m x 3.13m) |
| Bathroom | |



Outside - Rear Garden

52ft x 32ft minimum (15.85mft x 9.75mft minimum)
Landscaped rear garden with side gated access to drive.

Garage

19'9" x 9'10" (6.02m x 3.00m)
Power and light connected. Double length drive with fitted EV charging point.

About The Area

Kings Reach has its own shopping court with a Sainsbury's Local, barbers, arts and crafts shop, pizza take out and coffee house. There is also a community centre, numerous play parks and greens, plus nursery and lower schooling. Biggleswade offers a vast array of amenities from newsagents, butcher, baker, cafes and restaurants, hair salons, opticians, 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.

Agents Notes

Council Tax Band - E

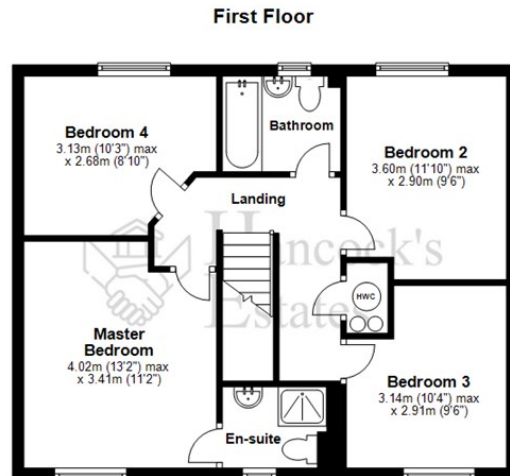
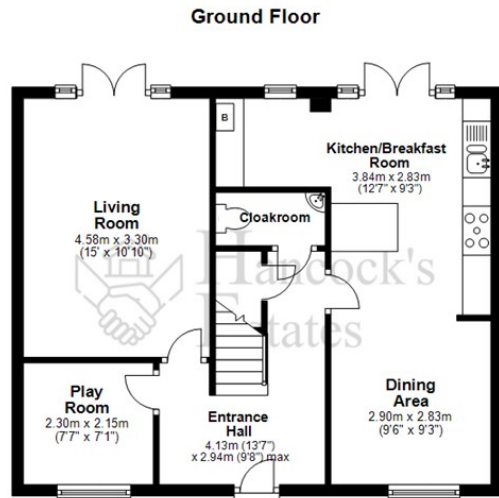
Precise Location: what3words

inspects.levels.division

Carefully Selected Services

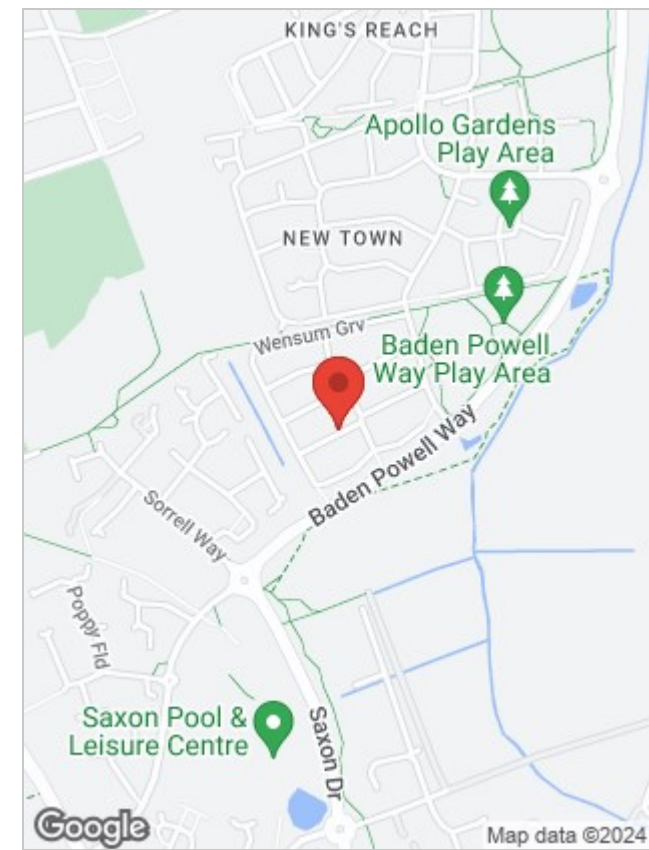
We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended providers.





Total area: approx. 116.3 sq. metres (1251.6 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 8PZ**

| Energy Efficiency Rating | | Current | Potential |
|---|--|----------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | 83 | 93 |
| (81-91) B | | | |
| (69-80) C | | | |
| (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 | |

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.