



Exmoor Avenue, Biggleswade, SG18 0FN
Offers Over £600,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

*****STUNNING FOUR DOUBLE
BEDROOM DETACHED FAMILY HOME
OVERLOOKING FIELDS TO THE FRONT
AND PRESENTED IN EXCEPTIONAL
CONDITION THROUGHOUT*****

Tucked away towards the end of the sought after cul-de-sac and within the ever popular 'Maythorns' development, this striking and contemporary executive style family home is just a short walk from Edward Peake School and within easy reach of the town centre and mainline station.

Presented in show home condition throughout, this really is a 'turn key' property and with well proportioned accommodation over two floors including three separate reception rooms and a gorgeous open plan kitchen/ dining/ family room with a host of integrated appliances and also offering direct access out to the rear garden, a separate utility room and a cloakroom complete the ground floor layout. On the first floor there is a fabulous, bright and airy galleried landing, four double bedrooms (three of which with fitted wardrobes) an en suite shower room to the principle bedroom and a separate family bathroom.

There is an enclosed and landscaped rear garden offering a low maintenance artificial lawn and an extensive patio area, a garage which has been partially converted to provide an extremely useful separate work space/ store room, a driveway for two cars and even an EV charging point!!

This beautiful family home is offered for sale 'Chain Free' and has to be seen to fully appreciated!

Entrance Via





Entrance Hall
13'5 (max) x 9'9 (max) (4.09m (max) x 2.97m (max))

Cloakroom
5'2 x 3'8 (1.57m x 1.12m)

Living Room
18'0 x 11'9 (5.49m x 3.58m)

Dining Room
11'9 x 9'0 (3.58m x 2.74m)

Kitchen/ Dining/ Family Room
18'4 x 12'7 (5.59m x 3.84m)

Utility Room
6'2 x 5'2 (1.88m x 1.57m)

Study
10'3 x 7'10 (3.12m x 2.39m)

First Floor Landing
19'0 (max x 9'7 (max) (5.79m (max x 2.92m (max))



Bedroom One
13'11 x 11'11 (4.24m x 3.63m)

En Suite Shower Room
7'6 x 5'6 (2.29m x 1.68m)

Bedroom two
12'0 x 11'4 (3.66m x 3.45m)

Bedroom Three
12'7 x 9'9 (3.84m x 2.97m)

Bedroom Four
10'2 x 9'10 (3.10m x 3.00m)

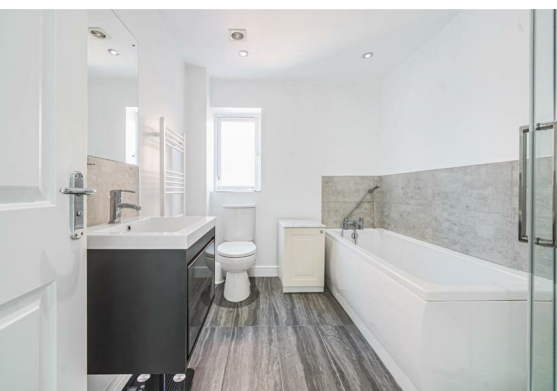
Family Bathroom
9'1 x 7'1 (2.77m x 2.16m)

Rear Garden

Garage And Work Space/ Store

Front Garden And Driveway

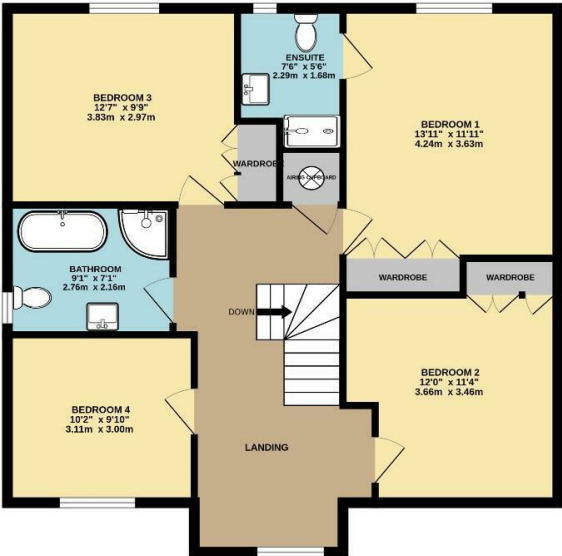
Agents Note



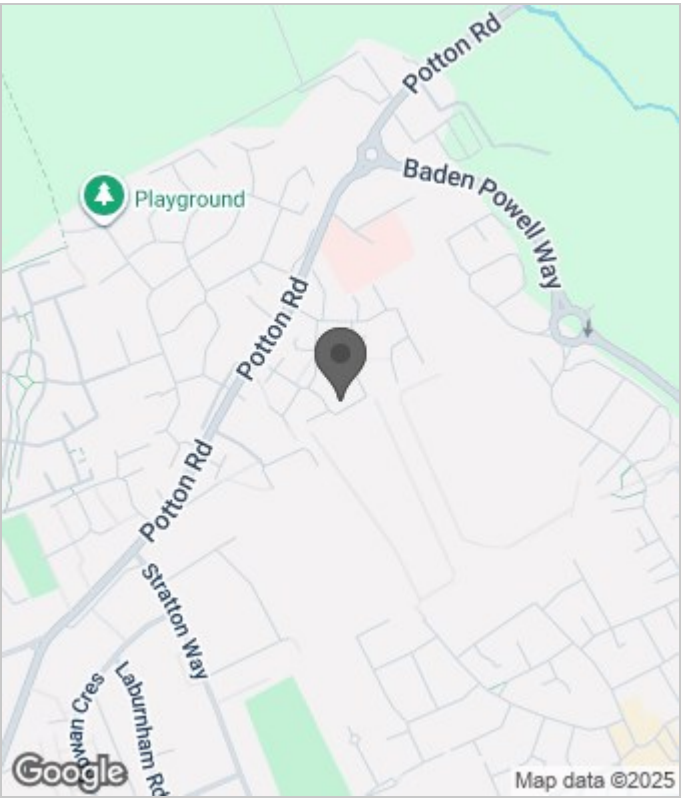
GROUND FLOOR
866 sq.ft. (80.5 sq.m.) approx.



1ST FLOOR
869 sq.ft. (80.7 sq.m.) approx.



TOTAL FLOOR AREA: 1735 sq.ft. (161.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	88
(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	

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