



Jasmine Close, Biggleswade, SG18 8SW
Offers Over £700,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

*****STUNNING FOUR BEDROOM
DETACHED EXECUTIVE STYLE HOME
WITH GENEROUS GARDEN AND IN
EXCEPTIONAL CONDITION
THROUGHOUT*****

Offering a secluded position and tucked away towards the end of the cul-de-sac, this gorgeous detached modern home has been painstakingly and lovingly modernised by the current owners and now offers a fabulous open plan kitchen/ dining room with bi-folding doors opening out to the beautiful rear garden, a bay fronted living room complete with an integrated log burner, a double glazed conservatory (currently used as a gymnasium), a separate office and a fantastic and extremely versatile games room (formerly the double garage) which could also provide an excellent opportunity for anyone needing any form of annexed accommodation or working from home. To the first floor, there are four well proportioned bedrooms (with fitted wardrobes to all of them), a re-fitted en suite shower room to the principal bedroom and a re-fitted family bathroom. Outside, there is a generous and private rear garden and a driveway providing off road parking for at least three cars.

Viewing is essential to appreciate the quality and standard of finish and the lovely location on offer!!

Entrance Via

Entrance Hall
13'7 x 7'9 (4.14m x 2.36m)

Cloakroom
5'2 x 2'10 (1.57m x 0.86m)

Living Room
20'10 max x 11'0 (6.35m max x 3.35m)





Conservatory
10'9 x 10'1 (3.28m x 3.07m)

Kitchen/ Dining Room
19'9 x 15'10 max (6.02m x 4.83m max)

Office
9'7 x 9'7 (2.92m x 2.92m)

Games Room
17'2 x 16'6 (5.23m x 5.03m)

First Floor Landing
13'5 x 9'5 max (4.09m x 2.87m max)

Bedroom One
13'2 x 10'0 max (4.01m x 3.05m max)

En Suite Shower Room
8'10 x 5'5 (2.69m x 1.65m)

Bedroom Two
11'9 x 9'4 (3.58m x 2.84m)

Bedroom Three
9'5 max x 9'0 (2.87m max x 2.74m)

Bedroom Four
9'4 x 8'4 into wardrobes (2.84m x 2.54m into wardrobes)

Bathroom
6'9 x 6'0 (2.06m x 1.83m)

Rear Garden

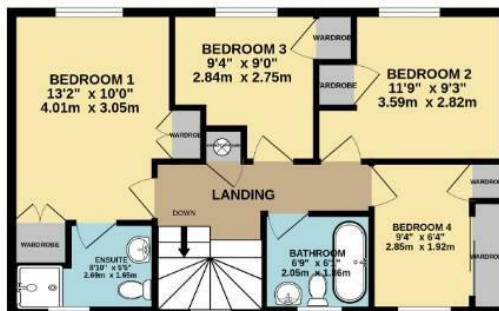
Front Of Property



GROUND FLOOR
1073 sq.ft. (99.7 sq.m.) approx.

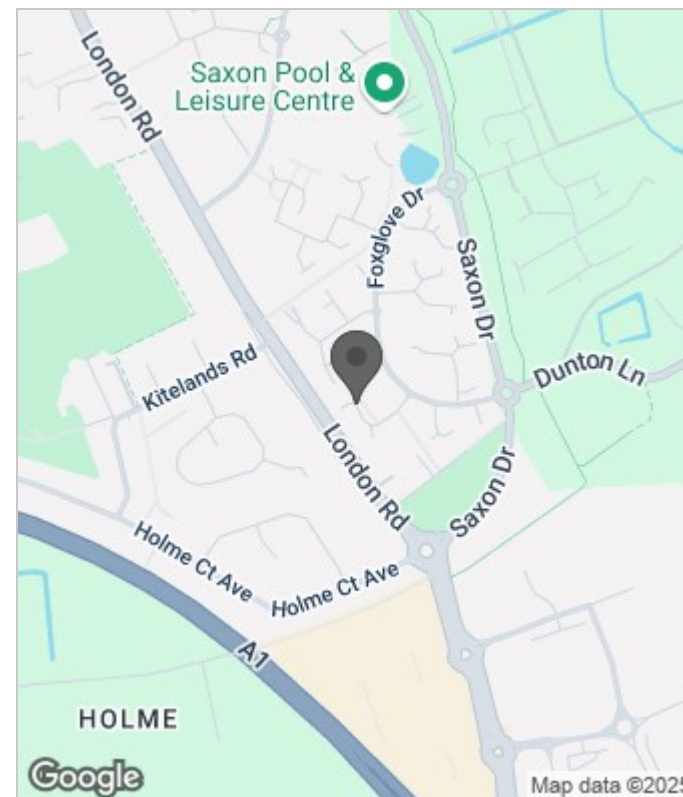


1ST FLOOR
575 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA : 1648 sq.ft. (153.1 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		83
(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	

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