

Wilson Close, Bedfordshire - SG18 8XS

Guide Price £565,000

HARVEY ROBINSON

- FOUR-BEDROOM DETACHED FAMILY HOME
- SOUGHT-AFTER KINGS REACH DEVELOPMENT
- DESIRABLE CUL-DE-SAC LOCATION
- SPACIOUS LOUNGE WITH ATTRACTIVE BAY WINDOW
- MODERN KITCHEN/DINING ROOM WITH INTEGRATED APPLIANCES
- THREE-STOREY ACCOMMODATION
- IMPRESSIVE PRINCIPAL BEDROOM WITH FITTED WARDROBES AND EN-SUITE
- FOUR-PIECE FAMILY BATHROOM
- LANDSCAPED, LOW-MAINTENANCE REAR GARDEN WITH DECKING AND PERGOLA
- PARTIALLY CONVERTED GARAGE/HOME OFFICE AND DRIVEWAY PARKING

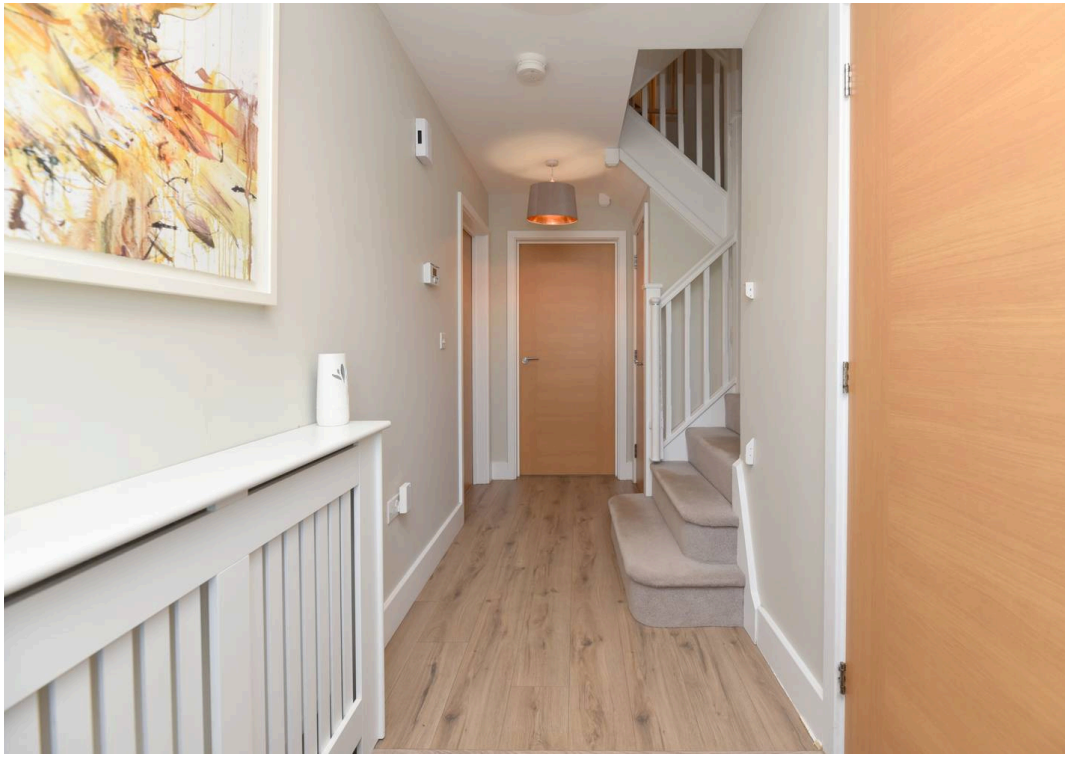







LIVE YOUR LIFE
DREAM BIG
GIVE LOVE
LAUGH LOTS
TAKE CHANCES
THINK
HAPPY
KEEP YOUR PROMISES
LIFE IS A JOURNEY
ENJOY IT
MAKE IT PERFECT







Situated within the highly sought-after Kings Reach development, in a desirable cul-de-sac location, this impressive four-bedroom detached family home offers spacious and versatile accommodation arranged over three floors, making it an ideal purchase for growing families.

Upon entering, you are welcomed by an entrance hall leading through to a spacious lounge, featuring an attractive bay window and flowing through into a generous kitchen/dining room to the rear. The modern kitchen is fitted with a range of integrated appliances and offers ample storage, providing an excellent space for both everyday family living and entertaining. A useful storage cupboard and conveniently positioned cloakroom complete the ground floor accommodation.

To the first floor are three generously proportioned bedrooms, all served by a well-appointed four-piece family bathroom. The second floor benefits from a spacious landing area, leading through to an impressive principal bedroom. This generous room features two fitted wardrobes and a large, immaculately presented en-suite, creating a wonderful private retreat.

Externally, the property boasts a beautifully landscaped, low-maintenance rear garden, thoughtfully redesigned with artificial grass and a decking area, complete with a pergola, providing the perfect setting for outdoor dining and entertaining. Further benefits include a partially converted garage, currently providing a useful home office, with the remaining garage space retained for storage. To the front, a driveway provides off-road parking for approximately two to three vehicles.

Council Tax band: E

Tenure: Freehold

EPC Energy Efficiency Rating: B





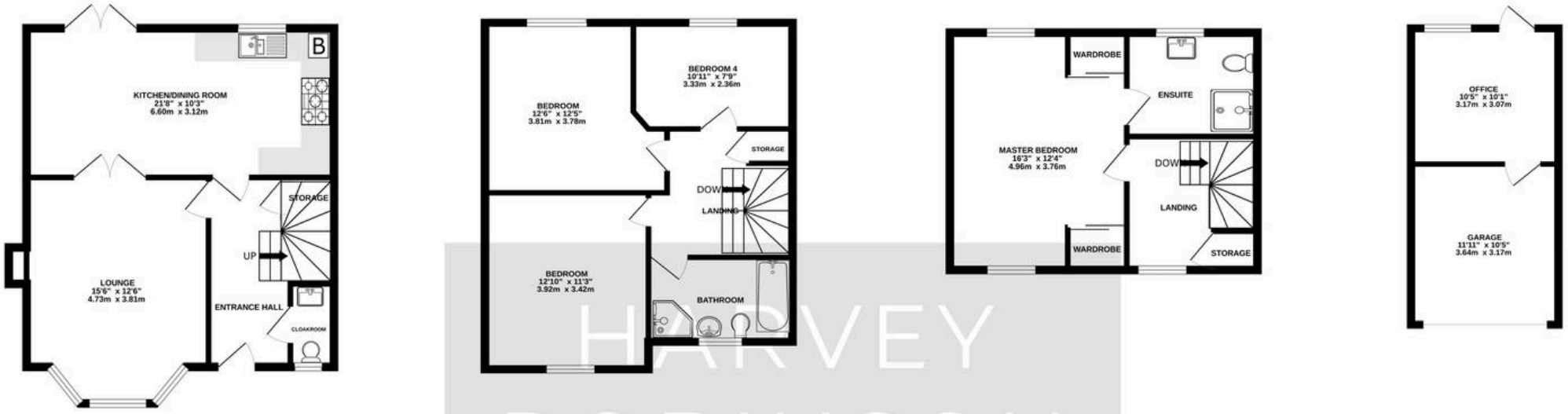


GROUND FLOOR
512 sq.ft. (47.6 sq.m.) approx.

1ST FLOOR
514 sq.ft. (47.7 sq.m.) approx.

2ND FLOOR
344 sq.ft. (32.0 sq.m.) approx.

OUTSIDE
229 sq.ft. (21.2 sq.m.) approx.



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TOTAL FLOOR AREA : 1599 sq.ft. (148.5 sq.m.) approx.

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FAQ's

Tenure: Freehold
Property Built: 2019
Boiler installed: 7 years ago
Boiler last service: November 2025
Council Tax Band: E
Garden aspect: South / West
Water Meter: Yes
Primary School Catchment: St Andrews East
Secondary School Catchment: Edward Peake / Stratton
Postcode: SG18 8XS
What3Words Location: ///reports.abandons.drill

SERVICES

Heating: Gas Central Heating
Electricity: Mains
Water: Mains
Sewage: Mains
Broadband: Fibre to the Premises

TRAVEL

Distance to A1: 2.2 miles
Biggleswade Railway Station: 1.5 miles walk to station
Cambridge: 20.6 miles
Bedford: 13.6 miles
Milton Keynes: 29.7 miles
London: 56.3 miles