

Novello Drive, Biggleswade - SG18 8UR

Guide Price £385,000

HARVEY ROBINSON

- SEMI-DETACHED FAMILY HOME
- THREE DOUBLE BEDROOMS
- GOOD SIZE LOUNGE
- KITCHEN / DINING ROOM WITH INTERGRATED APPLIANCES
- FITTED WARDROBES + EN-SUITE TO THE MASTER BEDROOM
- MODERN FAMILY BATHROOM + CLOAKROOM
- BEAUTIFULLY PRESENTED THROUGHOUT
- ENCLOSED REAR GARDEN
- GARAGE / BAR AREA + DRIVEWAY FOR TWO-THREE VEHICLES
- WALKING DISTANCE TO LOCAL AMENITIES










ROSIE
ALFIE





We are delighted to offer for sale this beautifully presented three double bedroom semi-detached home, ideally situated on the highly desirable Kings Reach development.

The ground floor comprises a welcoming entrance hall, a spacious lounge and a modern cloakroom. To the rear, the stylish kitchen/dining room is fitted with integrated appliances and provides ample space for both everyday family dining and entertaining. Patio doors open directly onto the rear garden, allowing plenty of natural light to fill the room.

Upstairs, the property boasts three generously sized double bedrooms, including a principal bedroom with its own en-suite and fitted wardrobes, alongside a contemporary family bathroom.

Externally, the property benefits from a private rear garden, predominantly laid to lawn, providing an ideal space for relaxing and entertaining. The property also boasts a single garage, which has been partially converted into a bar area, alongside a driveway offering parking for two to three vehicles.

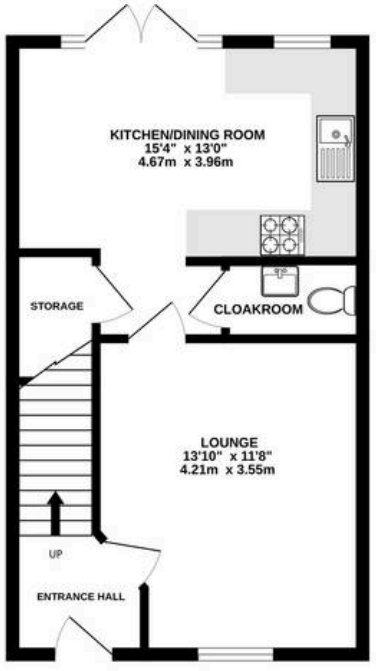
Perfectly positioned for modern family living, the property is just moments from Central Square, where a range of local amenities can be found, including a convenience store, café, primary school, community centre and children's play parks. Combining spacious accommodation with a convenient location, this attractive home is ideally suited to families and those seeking a modern lifestyle.



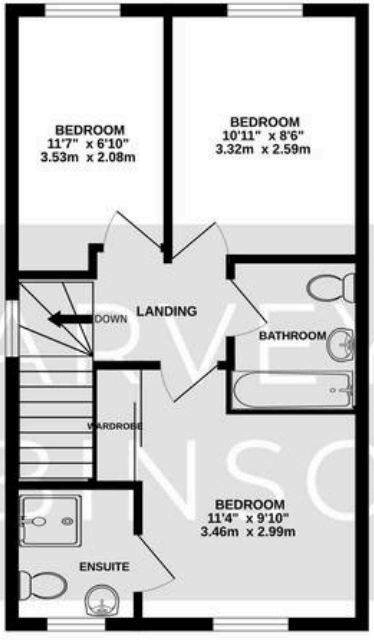




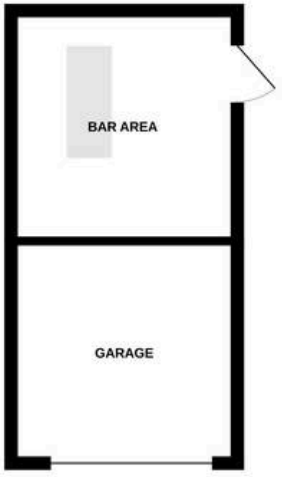
GROUND FLOOR
409 sq.ft. (38.0 sq.m.) approx.



FIRST FLOOR
412 sq.ft. (38.3 sq.m.) approx.



GARAGE
196 sq.ft. (18.2 sq.m.) approx.



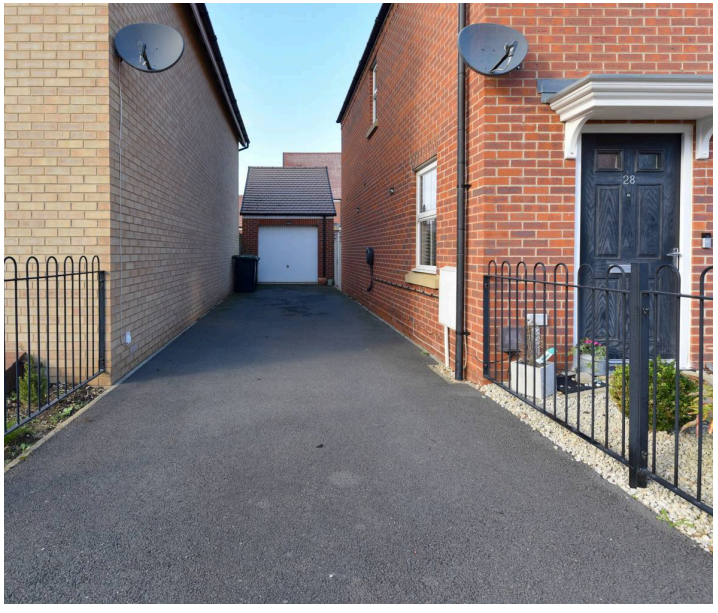
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TOTAL FLOOR AREA : 1018 sq.ft. (94.5 sq.m.) approx.

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FAQ'S

Property Tenure: Freehold
Property Age: 2017
Council Tax Band: D
Garden facing: North / West
Boiler Installed: 2017
Boiler serviced: December 2025
Loft: Partially Boarded
Primary School Catchment: St Andrews East
Secondary School Catchment: Edward Peake / Stratton
EPC Rating: B
What3Words Location: ///feast.tests.tram

SERVICES

Heating: Gas Central Heating
Electricity: Mains
Water: Mains
Sewage: Mains
Broadband: Fibre to premises

TRAVEL

Distance to A1: 2.0 miles
Biggleswade Railway Station: 1.3 miles walking distance
Cambridge: 21.0 miles
Bedford: 14.0 miles
Milton Keynes: 30.0 miles
London: 46.4 miles