



## Queens Close

Northill, Biggleswade, SG18 9AR

## Guide Price

£550,000 to £565,000

# Property Features

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- NO CHAIN
- Detached Family Home
- Cul-de-Sac Location
- Premier Village Location
- Four Bedrooms
- En-Suite Shower Room
- Re-fitted Kitchen
- Cloakroom & Utility Room
- Double Width Garage insulated and electric door

## Full Description

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Rarely available detached family home situated within one of the areas premier villages in a cul-de-sac of similar style properties. Benefitting from separate reception rooms, four bedrooms, delightful enclosed rear garden and double width garage. No upper chain.

ENTRANCE HALL

RECEPTION HALLWAY

CLOAKROOM

UTILITY ROOM

6' 3" x 6' 1" (1.91m x 1.85m)

FITTED KITCHEN

11' 9" x 10' 1" (3.58m x 3.07m)

Built in dishwasher, induction hob

DINING ROOM

12' 0" x 9' 9" (3.66m x 2.97m)

SITTING ROOM

18' 7" x 11' 2" (5.66m x 3.4m)

FIRST FLOOR GALLERIED LANDING

BEDROOM ONE

12' 5" x 11' 8" (3.78m x 3.56m)

EN-SUITE SHOWER ROOM

BEDROOM TWO

11' 2" x 9' 9" (3.4m x 2.97m)



### BEDROOM THREE

11' 8" x 7' 7" (3.56m x 2.31m)

### BEDROOM FOUR

8' 4" x 7' 9" (2.54m x 2.36m)

### FAMILY BATHROOM

### REAR GARDEN

Patio area, good size south facing rear garden being laid mainly to lawn, enclosed by timber fencing, personal door to garage, gated access to front, oil tank.

### DOUBLE WIDTH GARAGE

Single up-and-over door, insulated with loft space, power and light connected





Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	73   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Approximate Gross Internal Area = 122.3 sq m / 1316 sq ft  
 Double Garage = 25.6 sq m / 275 sq ft  
 Total = 147.9 sq m / 1591 sq ft



Illustration for identification purposes only, measurements are approximate, not to scale.

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements