BEST ESTATE AGENT GUIDE 2025

Hancock's Estates

With you every step of the way

allAgents BEST SALES BRANCH FOR CUSTOMER EXPERIENCE Gold 2024 in Biggleswade

allAgents BEST ESTATE AGENT OF THE YEAR Gold 2024 in SG18



8 Kittiwake Close, Biggleswade, SG18 8HH

£550,000 Freehold

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8 Kittiwake Close
Biggleswade, SG18 8HH

£550,000 Freehold

- Air Conditioned, Extended Family Home
- Four Bedrooms
- Air Conditioned Home Office / Gym
- Four Piece Family Bathroom
- Kitchen / Dining Room
- New Gas Boiler 2022
- Landscaped 46ft x 30ft Rear Garden
- Extensive Improvements
- Close to Town Centre & Station
- Two Block Paved Driveways



Ultra efficient 'A rated' extended detached family home located in a small cul-de-sac, close to the town centre and train station. Air conditioning to main house and separate home office, solar panels with storage batteries, modern boiler, water softener, additional driveway and landscaped garden are just some of the improvements!
Accommodation comprises large entrance porch / lobby with concealed utility storage, inner hall, cloakroom, 27ft living / family room, 17ft kitchen / dining room, four bedrooms plus four piece family bathroom with brand new shower cubicle.
Detached from the house is a superb air conditioned office / gym with attached single garage and timber Garden Room.
A perfect home for hybrid workers, the A1 is a short drive and the train station is an approximate half mile walk.





Entrance Vestibule 12'4" x 8'8" max (3.76m x 2.64m max)
Concealed utility space for washing machine and tumble dryer.

Inner Hall 14'0" x 6'6" (4.27m x 1.98m)
Under-stairs cupboard plus additional storage solution.

Cloakroom

Living / Family Room 27'1" x 16'3" max (8.26m x 4.95m max)

Kitchen/Dining Room 17'4" x 11'5" (5.28m x 3.48m)

Landing

Bedroom 1 12'1" x 10'10" (3.68m x 3.30m)

Bedroom 2 11'2" x 10'1" (3.41m x 3.07m)

Bedroom 3 11'2" x 6'6" (3.41m x 1.98m)

Bedroom 4 8'10" x 6'6" (2.69m x 1.98m)

Bathroom

Garden
46ft wide x 30ft deep plus raised patio. (14.02mft wide x 9.14mft deep plus raised patio.)
Hot and Cold outside taps.
Front and rear weather-proof power points







Garage and Office
The previous double garage has been divided to provide a single garage on one side and a separate office space / studio with air conditioning on the other.

Garage	17'2" x 7'11" (5.23m x 2.41m)
Home Office / Gym	16'7" x 7'2" (5.05m x 2.18m)
Timber Garden Room	10'7" x 7'7" (3.23m x 2.32m)

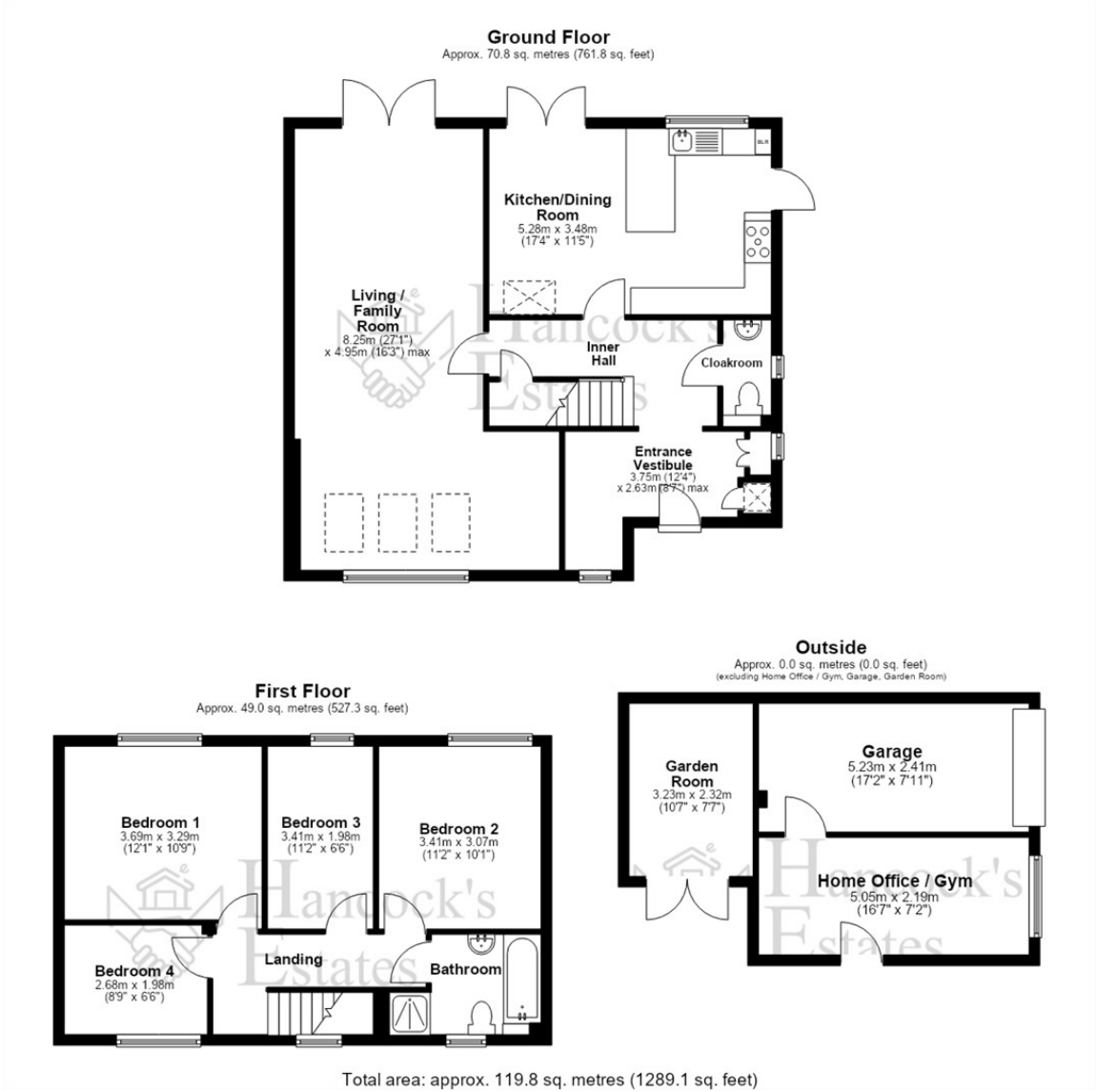
Agents Notes
Council Tax Band: E
Improvement indicator (YES)
NB. If the property has been improved or extended since it was placed in a Council Tax band, a Yes will be shown. If a Yes is shown, the band will be reviewed and MAY increase following the sale of the property.
New gas boiler fitted March 2022. Latest service September 2026
Solar Panels with battery storage fitted October 2023

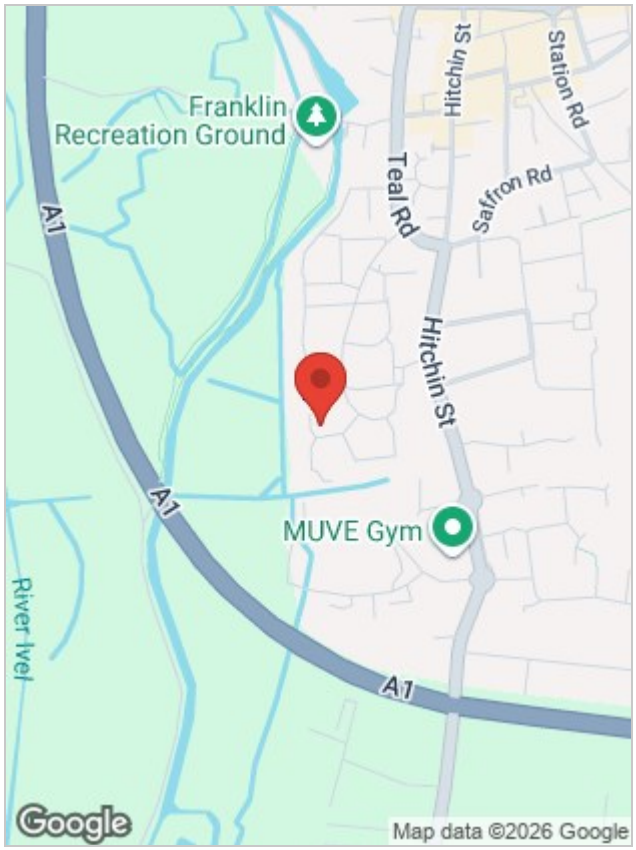
About The Area
Biggleswade offers a vast array of amenities from newsagents, butcher, baker, cafes and restaurants, hair salons, opticians and High Street brands such as, Boots, Greggs, Subway, Iceland and many more.
The River Ivel provides some lovely picturesque waterside walks with plenty of attractive 'green space' dog walks nearby.
The A1 retail park has encouraged some major retailers to Biggleswade with big brands such as Marks and Spencer, Next, Boots, Halfords, Pets at Home, Smyths Toy Store and B&Q to name a few, plus Lidl supermarket.
The famous Shuttleworth aircraft and vehicle collection is only a few minutes drive (within 4 miles) away where numerous and frequent vintage aircraft will be seen in the surrounding skies.
Amongst the numerous attractions and activities locally, Jordans Mill is within a three mile drive, offering riverside Cafe, attractive walks and historic 19th century flour mill.

Carefully Selected Services
We may refer you to recommended providers of ancillary services such as Financial Services, Conveyancing and Surveyors. We may receive a commission payment fee or
other benefit (known as a referral fee) for recommending these services. You are not under any obligation to use the services of the recommended providers.

Precise Location: what3words
hedgehog.judges.custodial



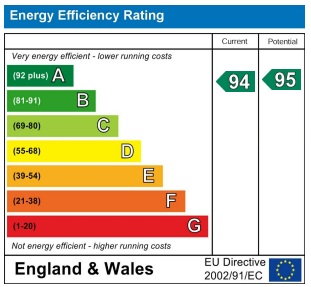




For GPS direction please follow **SG18 8HH**

Viewing

Please contact our Hancock's Estates Office on 01767 348 288
if you wish to arrange a viewing appointment for this property or require further information.



The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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