



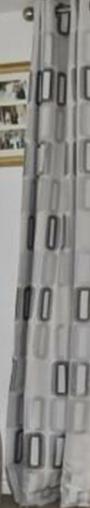
# Hancock's Estates

*With you every step of the way*



**1 Delius Road, Biggleswade, SG18 8UA**  
**£459,995 Freehold**





# 1 Delius Road Biggleswade, SG18 8UA

- 2017 Taylor Wimpey 'Eskdale' Design
- Four Double Bedrooms
- Spacious Kitchen / Dining Area
- Cloakroom, Utility & En-Suite
- Integrated Kitchen Appliances
- 45ft Enclosed Garden
- Walking Distance to Local Shopping Court
- Popular, Modern Development
- Sizeable Garage & 43ft Drive
- Remaining NHBC Warranty

Built in 2017, this spacious and well proportioned, four double bedroom family home is situated on a popular modern development with accommodation comprising entrance hall, cloakroom, living room, open plan kitchen / dining, utility, bedrooms, en-suite shower and family bathroom. A 43ft drive leads to a sizeable single garage.

£459,995 Freehold



## Entrance Hall

## Cloakroom

**Living Room** 19'8" x 11'3" (5.99m x 3.42m)

**Open Plan Kitchen/Dining** 21'4" x 11'8" (6.50m x 3.55m)

**Utility** 4'7" x 6'7" (1.39m x 2.00m)

## Landing

**Master Bedroom** 11'2" x 11'7" (3.40m x 3.52m)

## En-suite

**Bedroom 2** 9'10" x 12'1" (3.00m x 3.68m)

**Bedroom 3** 11'3" x 9'10" (3.43m x 3.00m)

**Bedroom 4** 8'4" x 10'1" (2.55m x 3.08m)

## Bathroom





## Garage

19'8" x 9'10" (5.99mx 3.00m)  
Power and light connected. Eaves storage and side door from garden.

## Garden

Enclosed rear garden with decked seating area, side gated access, measuring approximately 45ft max. x 36ft.

## Agents Notes:

Council Tax Band E

Taylor Wimpey 'Eskdale' Design completed in September 2017

## About the Area

The Kings Reach development is a modern and expanding site within an approximate 1.3 mile walk to the train station and only 0.7m to the popular Kings Reach pub / restaurant. Within a very short walk is the Sullivan Court shopping parade with Sainsbury Local, Pizza and Fish and Chip takeaways, Barbers and Coffee House. Busy Bees nursery (0-5's) and St.Andrews Lower School are conveniently located only a 0.2 mile walk from your front door.

The A1 retail park has encouraged some major retailers to Biggleswade with big brands such as Marks and Spencer, Next, Boots, Halfords, Argos, Wilko, Pets at Home and Homebase to name a few. The retail park is within a two mile drive and further on you can access the A1.

## Precise Location

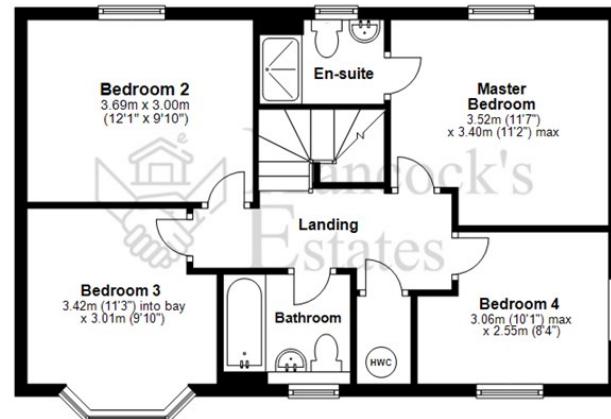
what3words: lollipop.dockers.happen

## Section 21

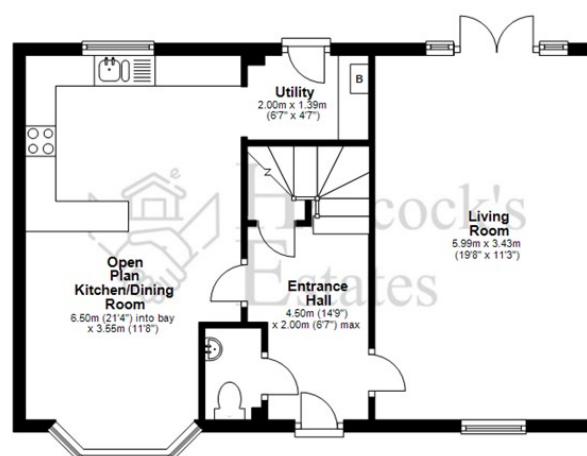
In accordance with Section 21 of the Estate Agency Act, Hancock's Estates are required to disclose that the vendor of this property is a connected person with that company, as a relative of one of the employees within Hancock's Estates and are, therefore, disclosing an interest in the property prior to any negotiations.



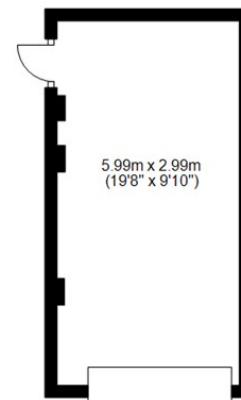
### First Floor



### Ground Floor



### Garage



Total area: approx. 114.5 sq. metres (1232.5 sq. feet)

For illustrative purposes only - Not to scale. The position of doors, windows, appliances and other features are approximate only. Whilst every effort is made to be precise, the total area is approximate and for guidance only.

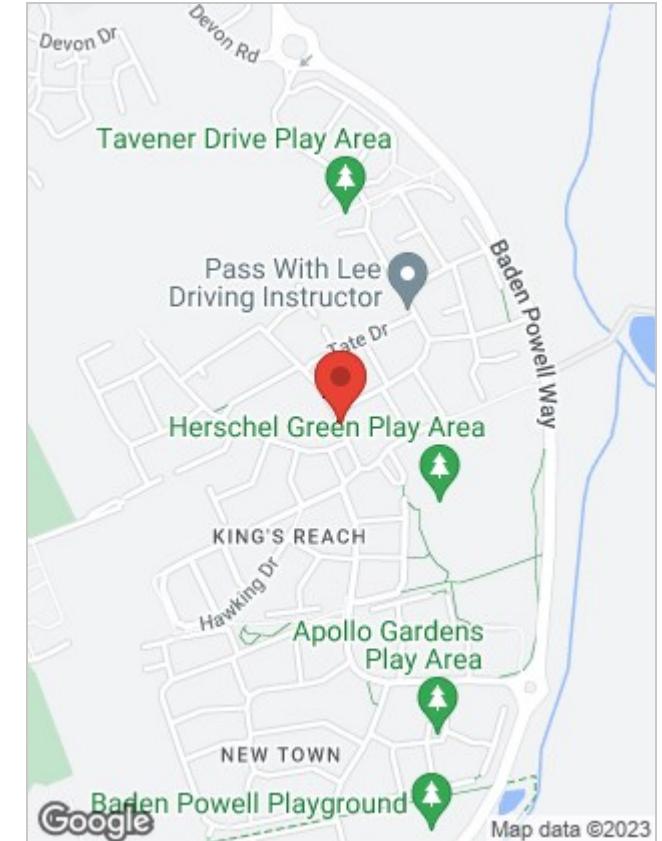
Plan produced using PlanUp.

### 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.



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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	92	
(81-91) B	83	
(69-80) C		
(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		