



HARVEY ROBINSON

Guide Price

£600,000 to £625,000

Coltsfoot

Biggleswade, SG18 8SR



#### PROPERTY SUMMARY

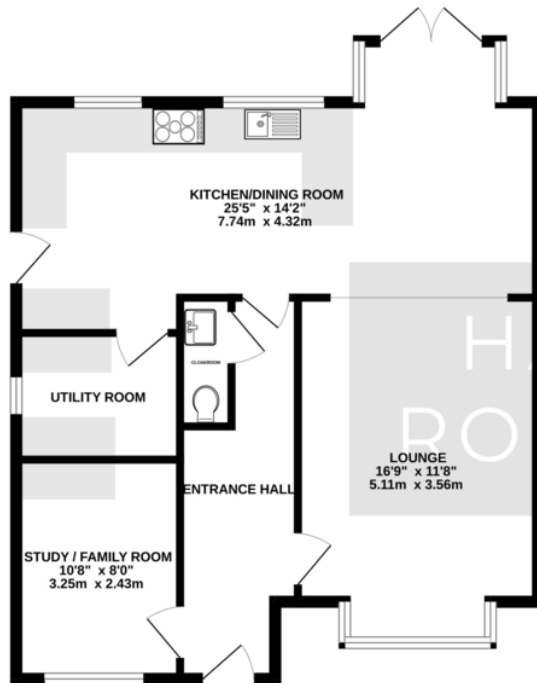
We are delighted to offer for sale this simply stunning four double bedroom detached family home located within this highly regarded location on the Saxon Gate development. This full-home renovation is presented in immaculate condition internally and externally with the accommodation in brief consisting of a spacious entrance hall leading to a large lounge with a media feature wall and inset fireplace. An open plan high-quality kitchen/dining room leads off from the lounge with UPVC French-style doors that open out from the dining space giving you the first glimpse of the professionally landscaped rear garden. The bespoke kitchen is fitted with a range of glazed and closed-cupboard wall and base mounted units with a Rangemaster-style cooker, integrated dishwasher, and wine cooler. A separate utility room houses space for an American-style fridge/freezer, washing machine and tumble dryer. A separate study/family room to the front fitted with bespoke units, and a fully tiled refitted cloakroom completes the downstairs living space. Upstairs, four double bedrooms and an immaculate premium bathroom suite can be found. Three of the bedrooms have built-in mirrored wardrobes with the added luxury of enlarged ensuite facilities found to bedroom one. Outside, no expense has been spared with the professionally landscaped rear garden being primarily laid to top-grade artificial turf, with raised porcelain tile flower beds to the border. A large porcelain-tile paved patio extends across the rear with a timber pergola over an outside bar. An outside kitchen provides space for a BBQ and grill providing the perfect outdoor setting for dining and entertaining. A block paved driveway provides ample parking to the front, with a timber storage shed present too.



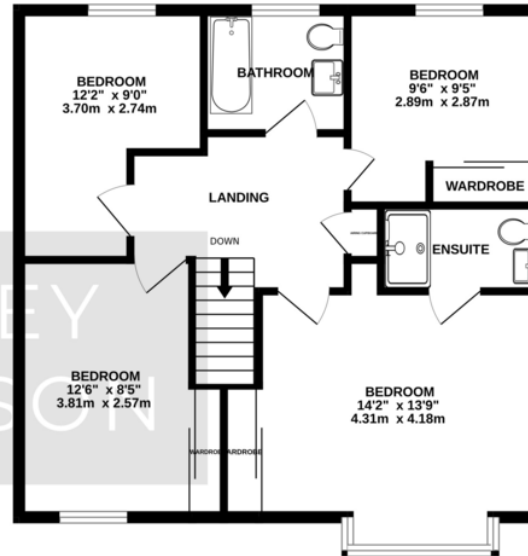




GROUND FLOOR  
698 sq.ft. (64.9 sq.m.) approx.



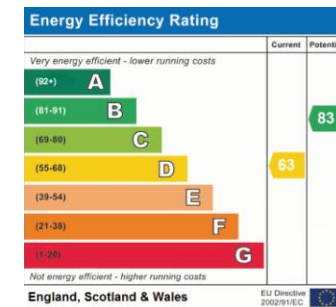
1ST FLOOR  
637 sq.ft. (59.2 sq.m.) approx.



TOTAL FLOOR AREA : 1335 sq.ft. (124.1 sq.m.) approx.  
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## FAQs

Property Tenure: Freehold  
Council Tax Band: E  
Local Authority: Central Bedfordshire Council  
EPC Rating: D  
Rear Garden Aspect: South  
Postcode for SatNav: SG18 8SR  
What3Words: ///plot.crows.cleans



Agents Note: Whilst every care has been taken to prepare these 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/tenants are advised to recheck the measurements

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### OFFICE ADDRESS

5 Purcell Place, Sullivan Court,  
Biggleswade, Bedfordshire,  
SG18 8SX

### CONTACT

01767 660770  
biggleswade@harveyrobinson.co.uk  
www.harveyrobinson.co.uk