

Poppy Field

Biggleswade,
Bedfordshire, SG18 8TU
£599,950

country properties

An immaculately presented four-bedroom, detached, double-fronted family home situated in the popular town of Biggleswade, SG18. Offering spacious and versatile accommodation over two floors, the property combines modern convenience with comfortable family living.

Upon entering, the generously sized hallway features under-stairs storage, grey-painted walls, wood-effect cushion flooring, there is a smart heating system fitted controllable via app. To the left is a bright front reception room, ideal for relaxing or entertaining, while to the right is a second spacious reception room featuring neutral décor, wood-effect cushion flooring and an attractive, fully functional fireplace. Both reception rooms benefit from air conditioning.

The kitchen offers an excellent range of high- and low-level units, generous worktop space and a breakfast bar, with built in oven, electric hob, extractor and space for washing machine and dishwasher. The kitchen also benefits from being fitted with a Quooker tap providing hot, cold, boiling, chilled and fizzy water. The kitchen leads into an impressive large conservatory overlooking the rear garden, providing an excellent additional living or dining space. A contemporary downstairs cloakroom completes the ground floor. Upstairs, the spacious landing provides additional storage.

The principal bedroom features fitted wardrobes, carpeted flooring and a private en-suite shower room. The second bedroom is also generously proportioned with fitted wardrobes, while two further well-presented bedrooms benefit from excellent natural light. Three out of the four bedrooms have air conditioning.

The fully tiled family bathroom comprises a bath with shower screen, wash basin with integrated storage and WC.

Externally, the private rear garden is a particular highlight, with no neighbouring properties directly overlooking it. Laid partly to lawn and partly to tiled areas, it provides a versatile space for entertaining and family use.

The converted garage offers useful additional utility/office space with air conditioning, making it ideal for working from home or a variety of other uses. Further benefits include an EV charging point, side access, off-street parking for up to four vehicles and solar panels for improved energy efficiency.

The property is ideally located for local schools, amenities and transport links, with Biggleswade Academy and Stratton School among the schools in the surrounding area. Biggleswade train station is approximately 0.8km away, offering direct rail connections towards London.

All purchasers must complete an AML and financial sanctions check once a sale is agreed (subject to contract). The check is carried out by our third-party provider at a cost of £60 including VAT per person, payable by the applicant(s).

- EV Charger & Smart Heating System
- Converted Garage – Ideal Office/Utility Space
- Large Conservatory Overlooking Private Rear Garden
- Off-Street Parking for Up to Four Cars
- Principal Bedroom with En-Suite & Fitted Wardrobes
- Side Access
- Fitted Solar PV system (6.5 kW) together with battery storage (2 × 6.5 kW).
- Air Conditioning Installed









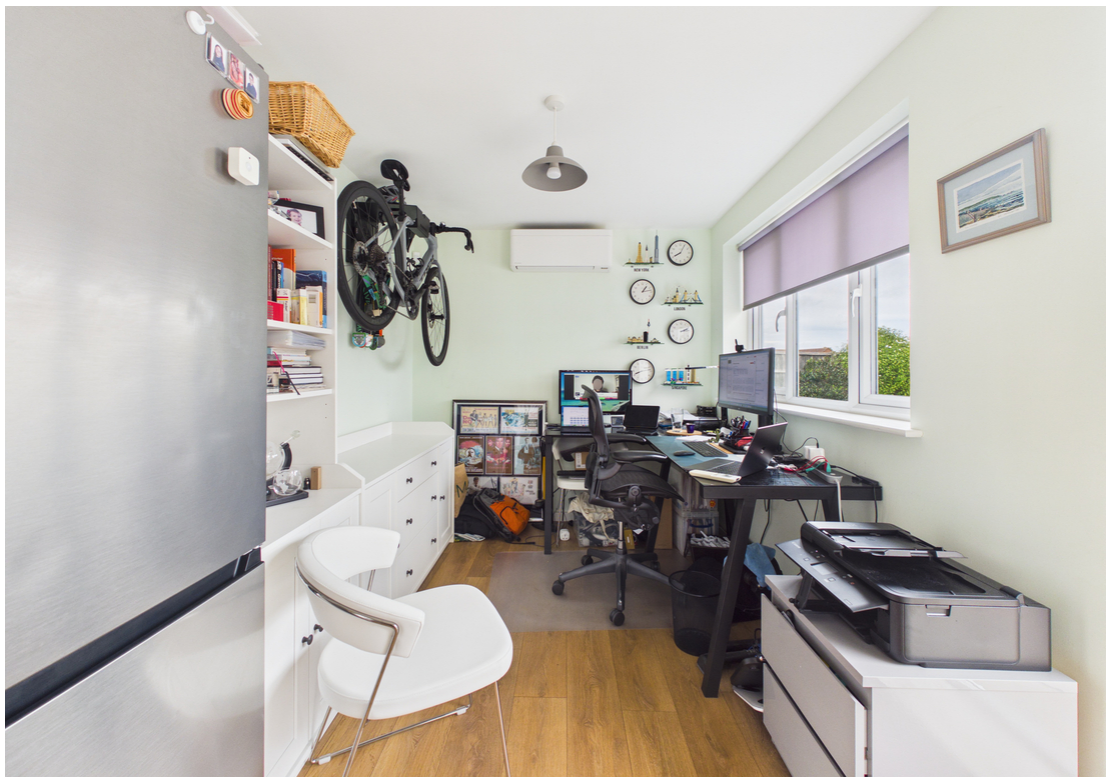




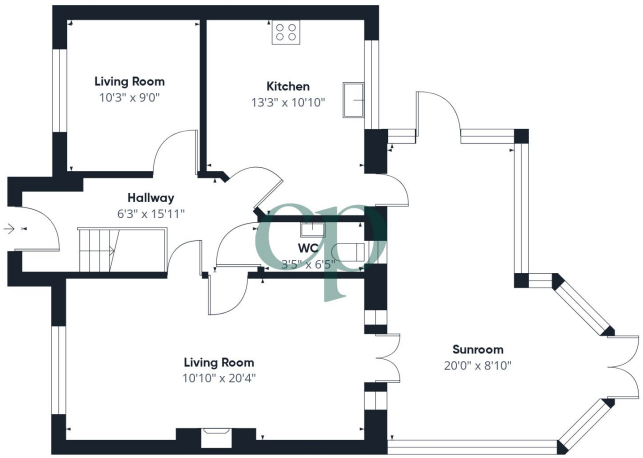




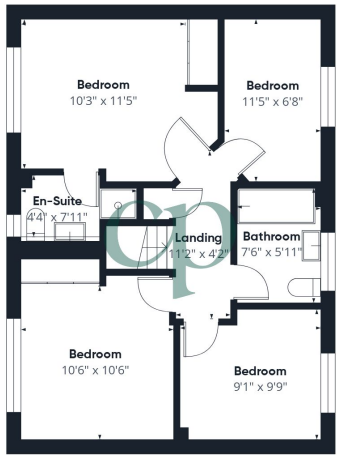




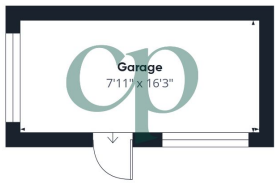




Floor 0 Building 1



Floor 1 Building 1



Floor 0 Building 2

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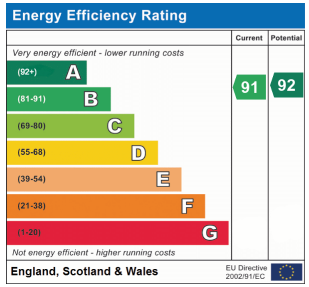
Approximate total area(1)

1486 ft²

(1) Excluding balconies and terraces

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure

Viewing by appointment only

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