



Blackbird Gardens, Langford - SG18 9RD

Guide Price £620,000



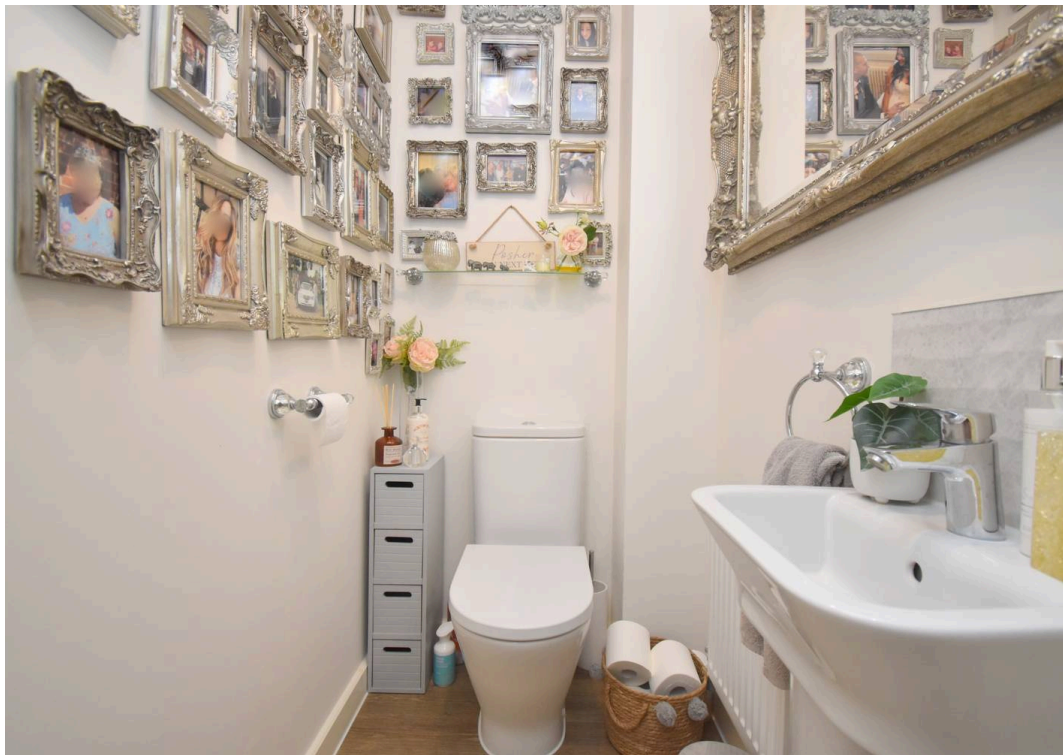
HARVEY
ROBINSON

Blackbird Gardens

Langford, Biggleswade

- FOUR BEDROOMS INCLUDING TWO WITH MODERN EN-SUITE SHOWER ROOMS
- BUILT BY BLOOR HOMES TO THE SOUGHT-AFTER "DOUGLAS" DESIGN
- IMMACULATELY PRESENTED DETACHED FAMILY HOME IN "SHOWROOM" CONDITION
- SPACIOUS OPEN-PLAN KITCHEN/DINING/FAMILY ROOM WITH ADJOINING UTILITY ROOM
- PRINCIPAL BEDROOM FEATURES A DRESSING AREA WITH FITTED WARDROBES
- BEDROOM FOUR FITTED WITH QUALITY SHARPS WARDROBES, IDEAL AS A DRESSING ROOM
- GENEROUS 23FT GARAGE WITH POWER, LIGHT, AND DRIVEWAY PARKING FOR TWO CARS
- ENJOYS A STUNNING OUTLOOK OVER GREEN SPACE, WOODLAND AND POND
- LANDSCAPED REAR GARDEN WITH ARTIFICIAL LAWN, PAVING AND COVERED DECKING
- CONVENIENT ACCESS TO A1 AND MAINLINE STATIONS AT BIGGLESWADE AND ARLESEY





33 Blackbird Gardens

Langford, Biggleswade

Built by Bloor Homes to the sought-after "Douglas" design, this immaculately presented four-bedroom detached home is offered in showroom condition and enjoys a peaceful position overlooking green space, woodland, and a feature pond. Located on the edge of the desirable Langford Meadows development, it also benefits from countryside walks along the nearby River Ivel.

The property offers spacious and versatile accommodation arranged over two floors, ideal for modern family living. A welcoming entrance hall provides access to all principal rooms on the ground floor, with a useful understairs storage cupboard. To the front of the home is a dual-aspect study and a separate cloakroom. Opposite, the 19ft dual-aspect lounge is filled with natural light and enjoys views over the rear garden and open space to the front.

At the rear of the home is a superb open-plan kitchen/dining/family room – the heart of the home – featuring integrated appliances and an adjoining utility room.

Upstairs, the central landing leads to four generously sized bedrooms and a contemporary four-piece family bathroom. The principal bedroom features a dressing area with fitted wardrobes and a modern en-suite. Bedroom two also includes its own en-suite, while bedroom four has been fitted with quality Sharps wardrobes, making it ideal as a dressing room or home office.

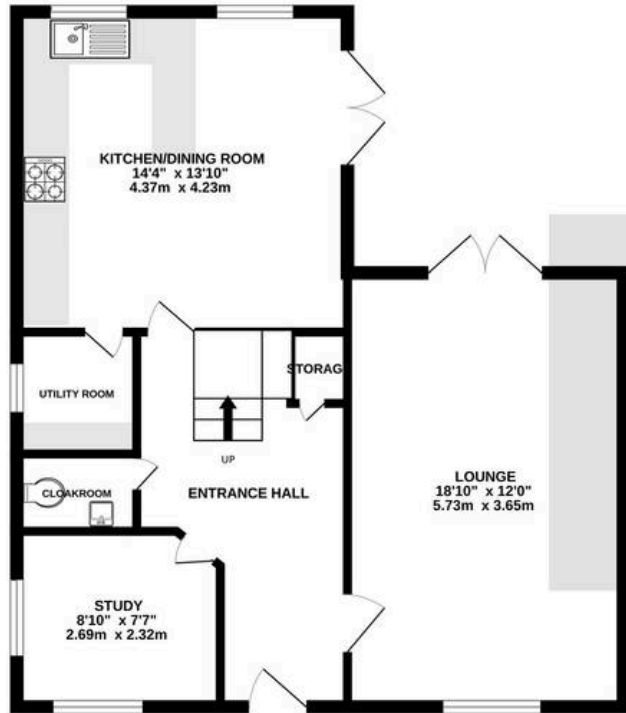
Outside, the garden has been beautifully landscaped with artificial turf, paving, and a covered decking area – creating a low-maintenance yet highly functional outdoor space.

LOCATION AND AMENITIES

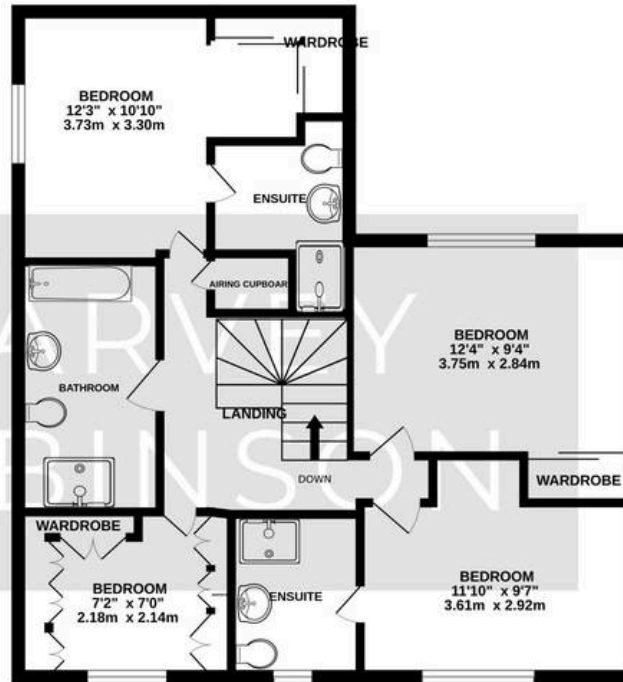
Located in the highly regarded and well-served village of Langford, local amenities include two convenience stores.



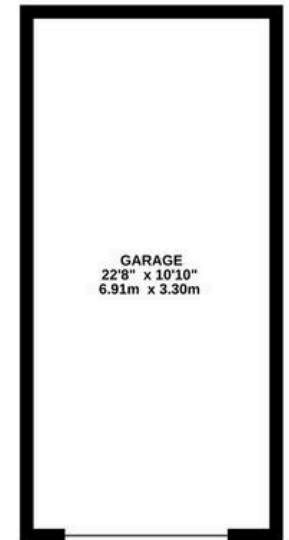
GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
646 sq.ft. (60.0 sq.m.) approx.



GARAGE
245 sq.ft. (22.8 sq.m.) approx.



TOTAL FLOOR AREA : 1548 sq.ft. (143.8 sq.m.) approx.

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33 Blackbird Gardens

Langford, Biggleswade

FAQ'S

Property Tenure: Freehold

Property Built: 2022

Council Tax Band: F

Boiler Installed: 2022

Rear Garden Aspect: East

EV Charge Point: No

Primary School catchment: Langford Village,
Biggleswade Academy

Secondary School Catchment: Samuel Whitbread,
Etonbury, Stratton

EPC Rating: B

What3Words Location: [///resettle.topmost.lightly](https://www.what3words.com/resettle.topmost.lightly)

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Fibre to Premises

TRAVEL

Distance to A1: 2.8 miles

Biggleswade Railway Station: 2.3 miles

Arlesey Railway Station: 6.3 miles

Cambridge: 24.8 miles

Bedford: 13.8 miles

Milton Keynes: 26.9 miles

London: 45.4 miles

