



**Kennedy
& Foster**

131 Sun Street
Biggleswade
SG18 0BY
£635,000

- SUBSTANTIAL DETACHED RESIDENCE
- PROMINENTLY LOCATED
- VERY WELL PRESENTED
- LOUNGE/DINING ROOM
- FAMILY ROOM
- KITCHEN
- THREE BEDROOMS ON FIRST FLOOR
- ENSUITE SHOWER ROOM



NOT OFTEN AVAILABLE, A STUNNING & IMMACULATE DETACHED RESIDENCE proudly positioned within easy reach of Town Centre and Train Station. This beautiful 3/4 bedroom home offers excellent accommodation to include: Reception hall, cloakroom, lounge, dining room, kitchen, utility, family room, Master bedroom with dressing area and en suite and a four piece family bathroom. The property is set in a very generous size plot and has an in and out resin driveway with parking for numerous cars. An internal inspection is a must to fully appreciate what this property has to offer. Contact Kennedy & Foster The sole agents to arrange your viewing.

ENTRANCE

Paved storm porch with inset lighting, composite front door with glazed side panels leading to:

ENTRANCE HALL

Stairs to first floor, cloaks cupboard, mirrored radiator, tiled floor, oak doors. Leading to:

FULLY TILED CLOAKROOM

with steps down leading to, two piece suite comprising glass wash hand basin with mixer tap, close coupled w.c. feature lighting, radiator, uPVC double glazed window to rear.

LOUNGE

15' 11" x 12' 11" (4.85m x 3.94m) uPVC double glazed window and uPVC door with glazed side panels to rear garden, fireplace with fitted live flame gas fire, coving to ceiling, radiator, wood flooring, inset lighting.

DINING ROOM

12' 11" x 12' 00" (3.94m x 3.66m) uPVC double glazed box bay window to front, feature log burner with tiled hearth, inset lighting, coving to ceiling, radiator, wood flooring, radiator.

KITCHEN

11' 11" x 8' 10" (3.63m x 2.69m) Wall, base & drawer units with worksurfaces over, 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, instant hot water tap and water filter. Built in Neff dishwasher, space for American fridge/freezer, 'range' cooker with two ovens and 5 ring burners & hot plate, glass extractor hood over, pull out larder unit, ceramic tiled flooring, built in microwave with pull out drawer. uPVC double glazed window to rear elevation. Opening to:

REAR LOBBY

Door to rear garden, doors into:

UTILITY

uPVC double glazed window to side, space and plumbing for washing machine and tumble dryer. Megaflo system and wall mounted boiler.

FAMILY ROOM

13' 04" x 8' 06" (4.06m x 2.59m) uPVC double glazed window to front, inset light, radiator, wood flooring.

FIRST FLOOR LANDING

uPVC double glazed window at half landing, access to fully boarded loft with ladder, coving to ceiling, walk in linen cupboard with uPVC double glazed window to rear and fitted shelving. Radiator, oak doors to:

MASTER SUITE

13' 11" x 12' 11" (4.24m x 3.94m) uPVC double glazed window to front, inset lighting, dressing area with fitted wardrobes, radiator, door into:

ENSUITE SHOWER ROOM

uPVC double glazed frosted window to side elevation. Fully tiled corner shower cubicle with rain water shower head over and hand held shower attachment, vanity basin with cupboards under, low level w.c. heated towel rail, fully tiled walls,

BEDROOM TWO

12' 09" x 10' 11 to fitted wardrobe" (3.89m x 3.33m) uPVC double glazed window to front, fitted wardrobes & drawers and dressing table, inset lighting, radiator.

BEDROOM THREE

10' 05" x 8' 09" (3.18m x 2.67m) uPVC double glazed window to rear, radiator, inset lighting.

FULLY TILED BATHROOM

Four piece suite comprising wash hand basin with cupboard under, back to wall w.c. bath with complimentary tiled panel, walk in shower, fitted with shower head to ceiling, heated towel rail, inset lighting, extractor fan, uPVC double glazed frosted window to front. Vertical radiator.

OUTSIDE

FRONT

Automated solid oak gates, in & out resin driveway, off road parking for numerous cars (The vendor has informed us that the driveway can accommodate 12 cars), water fountain, solid oak gated side access to both sides leading to rear garden, shrubs.

REAR GARDEN

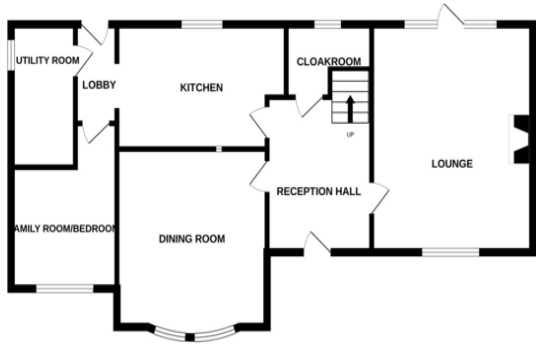
Extended vitrified paved patio, artificial lawn with pathway leading to further paved patio and garden shed. This beautiful garden has numerous shrubs, outside tap, electric sockets, brick built shed with power, butler sink with tap over. Outbuilding with light, dog purpose-built kennel & area.

AGENTS NOTES

There is CCTV and an alarm fitted to the property.



GROUND FLOOR
70.3 sq.m. (757 sq.ft.) approx.



1ST FLOOR
56.8 sq.m. (612 sq.ft.) approx.



TOTAL FLOOR AREA: 127.1 sq.m. (1368 sq.ft.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

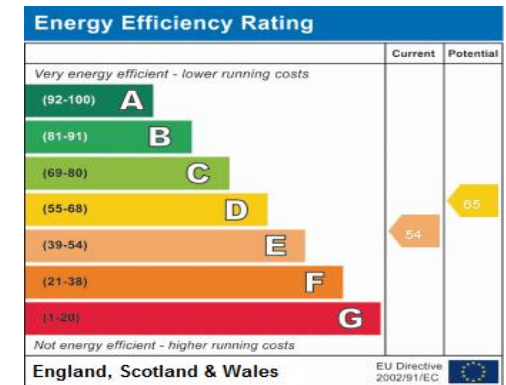
Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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