Kennedy & Foster

35 Larkinson Avenue

Biggleswade

SG18 0RF

£600,000

- EXECUTIVE STYLE DETACHED
- THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- CLOAKROOM

- TWO ENSUITES & FAMILY BATHROOM
- FOUR GOOD SIZED DOUBLE BEDROOMS
- GARDENS
- GARAGE & DRIVEWAY

Built to the 'Nene' style on this private road in Larkinson Avenue on the popular St Andrews development. This extended detached residence offers an amazing floorplan as follows: Entrance Hall, cloakroom, study, dining room, lounge, kitchen/breakfast room with integrated appliances. Four good sized bedrooms, two ensuites and family bathroom. To compliment this family home is a garage, driveway and gardens. Contact Kennedy & Foster The Sole Agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL
Stairs to first floor with under stairs storage cupboard, Amtico flooring, radiator, doors to:

DINING ROOM
13' 06" x 10' 03" (4.11m x 3.12m) uPVC double glazed bay window to front. Radiator, uPVC double glazed window to side.

KITCHEN/DINING ROOM
22' 02" x 9' 10" (6.76m x 3m) Wall, base and drawer units with worksurfaces over, integrated fridge/freezer, dishwasher & washing machine. 1 1/2 bowl stainless steel single drainer sink unit with mixer tap. Inset lighting, uPVC double glazed window to front, Amtico flooring, uPVC double glazed French doors to rear garden.

CLOAKROOM
Low level w.c. pedestal basin, radiator, Amtico flooring, extractor fan, consumer unit.

STUDY
10' 03" x 6' 03" (3.12m x 1.91m) Radiator, uPVC double glazed window to side.

LOUNGE
16' 11" x 12' 10" (5.16m x 3.91m) uPVC double glazed windows & French door to rear garden, two radiators.

FIRST FLOOR LANDING
Access to loft, radiator, doors to:

MASTER SUITE BEDROOM
13' 02" x 10' 09" (4.01m x 3.28m) Two built in triple wardrobes, radiator, uPVC double glazed window to front, door to:

ENSUITE

Low level w.c. fully tiled double shower cubicle with rainwater head shower over and handheld shower attachment. pedestal basin, tiled flooring, extractor fan, inset lighting, heated towel rail.

BEDROOM TWO

12' 03" x 10' 04" (3.73m x 3.15m) Dual aspect uPVC double glazed windows, radiator. Door to:

ENSUITE

Fully tiled double shower with rainwater head shower and shower attachment over. Pedestal basin, low level w.c. heated towel rail, frosted uPVC double glazed window to front.

BEDROOM THREE

13' 04" x 8' 03 " (4.06m x 2.51m) Dual aspect uPVC double glazed windows. Radiator.

BEDROOM FOUR

9' 06" x 8' 05" (2.9m x 2.57m) Radiator, uPVC double glazed window to rear.

BATHROOM

Panelled bath with modern mixer tap, pedestal basin, low level w.c. heated towel rail, complimentary wall tiling to half height, inset lighting, tiled flooring.

OUTSIDE

FRONT GARDEN

Lawn, gated access to rear garden. Block paved driveway leading to:

GARAGE

23' 00" x 10' 09" (7.01m x 3.28m) Power & Light. Personnel door to:

REAR GARDEN
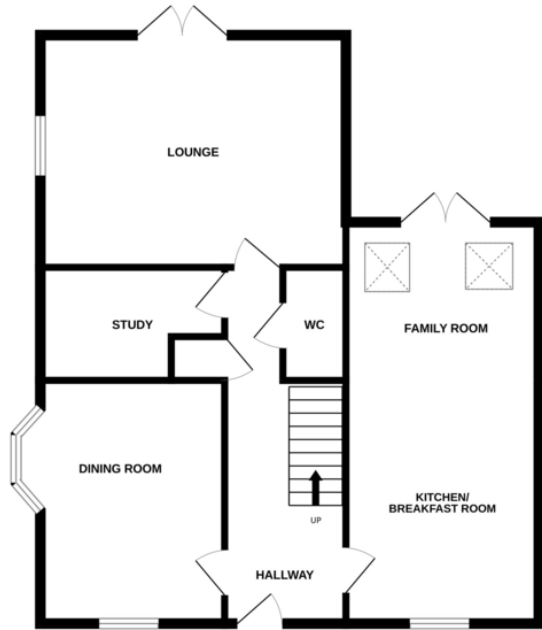
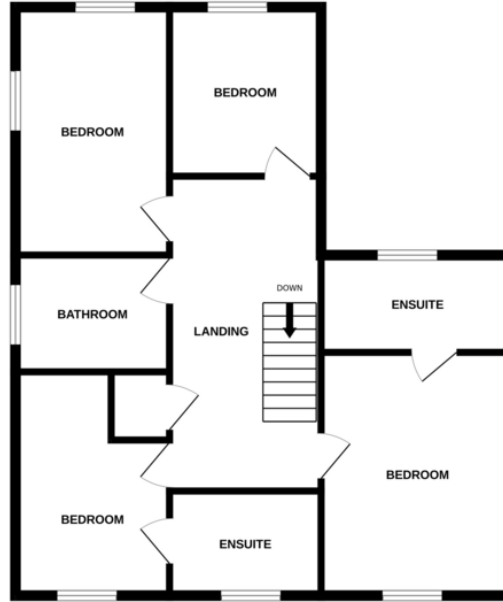Laid to lawn, outside tap, patio area, personnel door into garage.

AGENTS NOTES

There is a maintenance charge for this development of £205.94 per annum.

GROUND FLOOR

LOUNGE

STUDY

WC

FAMILY ROOM

DINING ROOM

KITCHEN/
BREAKFAST ROOM

UP

HALLWAY

1ST FLOOR

BEDROOM

BEDROOM

BATHROOM

LANDING

DOWN

ENSUITE

BEDROOM

BEDROOM

ENSUITE

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 F

TENURE
Freehold

LOCAL AUTHORITY
Central Bedfordshire Council

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England, Scotland & Wales

EU Directive
2002/91/EC

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