



**Kennedy  
& Foster**

47 Larkinson Avenue

Biggleswade

SG18 0RF

**£625,000**

- IMMACULATELY PRESENTED FOUR BEDROOM DETACHED
- BUILT IN TO 'THE BERRINGTON' DESIGN
- STUNNING KITCHEN/DINING/FAMILY ROOM
- LOUNGE
- STUDY
- FOUR BEDROOMS
- CLOAKROOM, ENSUITE & FAMILY BATHROOM
- GARAGE & DRIVEWAY





Built to 'The Berrington' design, this stunning immaculately presented detached property positioned on the Ivel Manor Development on a private road. The property boasts an impressive kitchen/dining/family room, lounge, study, cloakroom, 4 bedrooms, en suite, family bathroom, garage and driveway and generous size rear garden. A viewing comes highly recommended by Kennedy & Foster.

#### **FRONT DOOR INTO:**

#### **ENTRANCE HALL**

Double doors into utility cupboard with space for washing machine and tumble dryer. Amtico flooring, radiator, stairs to first floor, Doors to:

#### **CLOAKROOM**

Wash hand basin, close coupled W.C, Amtico flooring, radiator, extractor fan.

#### **LOUNGE**

16' 06" x 11' 09" (5.03m x 3.58m) Amtico flooring, two radiators, uPVC double glazed French doors to rear garden.

#### **KITCHEN/DINER/FAMILY ROOM**

24' 11 into bay" x 13' 05" (7.59m x 4.09m) uPVC double glazed window to front, two radiators. Wall, base & drawer units with work surfaces over, built in dish washer and fridge freezer, built in double oven and grill, 1 1/2 black sink unit with mixer tap. Island with induction hob, extractor hood over and cupboards under. Breakfast bar, electric Velux windows, uPVC double glazed French doors into rear garden, Amtico flooring.

#### **STUDY**

8' 02" x 8' 00" (2.49m x 2.44m) uPVC double glazed window to front, radiator, Amtico flooring.

#### **FIRST FLOOR LANDING**

Radiator, shelved storage cupboard, access to loft with ladder and light.

#### **MASTER BEDROOM**

12' 11" x 11' 10" (3.94m x 3.61m) Built in triple wardrobe with mirrored sliding doors, radiator, uPVC double glazed window to rear. Door to:

#### **FULLY TILED ENSUITE**

Double shower with shower over, wash hand basin, close coupled W.C, heated towel rail, shaver point, uPVC double glazed frosted window to rear, inset lighting.

### **BEDROOM TWO**

14' 07 Max" x 10' 10 Min" (4.44m x 3.3m) Two uPVC double glazed windows to front, radiator.

### **BEDROOM THREE**

12' 01" x 8' 07" (3.68m x 2.62m) Dual aspect uPVC double glazed window, radiator.

### **BEDROOM FOUR**

11' 09" x 9' 06" (3.58m x 2.9m) Built in double wardrobe with mirrored sliding doors, uPVC double glazed window to front, radiator.

### **FOUR PIECE BATHROOM**

Fully tiled, shower cubicle with shower over, panelled bath with tiled splash back and shower over. Wash hand basin, close coupled W.C, shaver point, uPVC double glazed window to side, inset lighting.

### **OUTSIDE**

#### **FRONT GARDEN**

Block paved driveway for two cars, laid to lawn, shrubs, gated side access leading to:

#### **REAR GARDEN**

Laid to lawn, paved patio, sand pit, summer house.

#### **GARAGE**

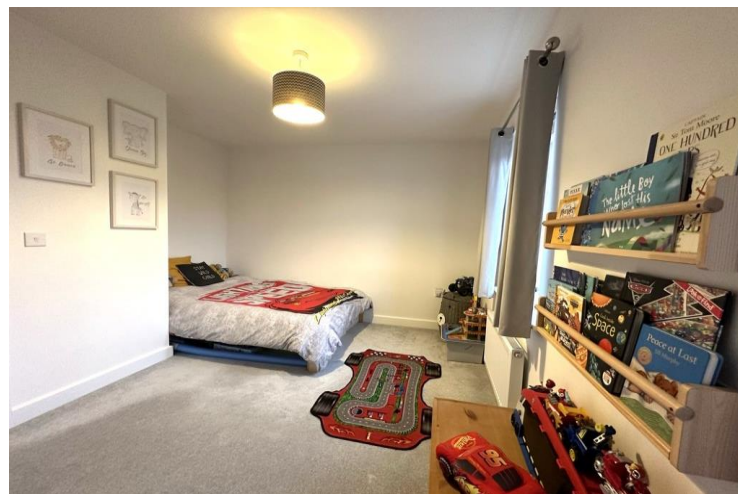
Up and over door, power and light.

#### **FURTHER ALLOCATED PARKING**

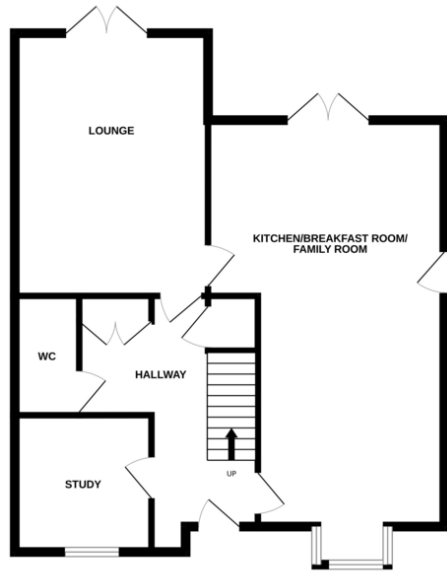
Extra allocated parking space for one plus and further visitor parking.

### **AGENTS NOTES**

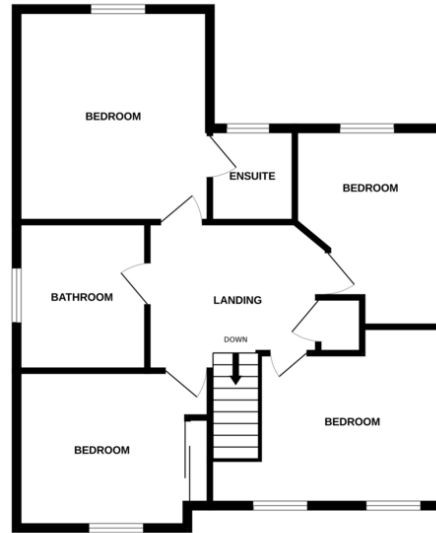
Development Charge currently £214.67 per annum



GROUND FLOOR



1ST FLOOR



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
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		92
(81-91)	<b>B</b>	85	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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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 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