



**Kennedy
& Foster**

33 Brunel Drive

Biggleswade

SG18 8BT

Offers in the Region of £500,000

- WELL PRESENTED FOUR BEDROOM DETACHED
- KITCHEN/BREAKFAST ROOM
- SEPARATE DINING ROOM
- FRONT TO BACK LOUNGE

- WALKING DISTANCE TO TRAIN STATION & TOWN CENTRE
- CLOAKROOM, ENSUITE & FAMILY BATHROOM
- GARAGE & DRIVEWAY
- GARDENS & OUTSIDE BAR & CABIN



This well presented family home is situated within walking distance of the Train Station and Town Centre. This FOUR bedroom detached property benefits from a good sized lounge, kitchen/breakfast room, separate dining room, utility, cloakroom, en-suite and family bathroom, garage and an added benefit of an outside Bar with power and light and a Cabin wired for Wifi. Contact Kennedy & Foster The Sole Agents to arrange your viewing of this lovely home.

FRONT DOOR INTO:

ENTRANCE HALL

Karndean flooring, uPVC double glazed feature window, stairs to first floor, under stairs cupboard, coving to ceiling. Doors to:

LOUNGE

21' 07" x 11' 08" (6.58m x 3.56m) uPVC double glazed bay window to front and uPVC double glazed French doors to rear, fitted electric fireplace with flame coal effect, hearth and surround, coving to ceiling, smart lighting, three radiators.

DINING ROOM

10' 03" x 9' into bay' 02" (3.12m x 2.79m) uPVC double glazed bay window to front, radiator, coving to ceiling, double doors to entrance hall.

KITCHEN/BREAKFAST ROOM

11' 10" x 9' 04" (3.61m x 2.84m) Wall, base and drawer units with work surfaces over, smart lighting, under cupboard lighting, integrated full height fridge, dishwasher, cooker. Karndean flooring, breakfast bar, 1 1/2 bowl sink unit with mixer tap, uPVC double glazed window to rear. Opening to:

UTILITY ROOM

Wall, base a drawer unit with work surfaces over, integrated full height freezer, space for washing machine and tumble dryer, stainless steel single drainer sink unit with mixer tap, door to rear, wall mounted boiler.

FIRST FLOOR LANDING

Access to loft, partially boarded with lighting, coving to ceiling, airing cupboard. Doors to:

BEDROOM ONE

11' 10" x 9' 09" (3.61m x 2.97m) Two built in double wardrobes, radiator, uPVC double glazed window to front, pair of ceiling speaker, smart lighting, coving to ceiling. Door to:

ENSUITE

Fully tiled shower cubicle, vanity basin with cupboard under, low level W.C, single ceiling speaker, uPVC double glazed frosted window to front, radiator.

BEDROOM TWO

11' 11" x 9' 04" (3.63m x 2.84m) uPVC double glazed window to front, radiator, pair of ceiling speakers, coving to ceiling.

BEDROOM THREE

12' 01" x 9' 05" (3.68m x 2.87m) uPVC double glazed window to rear, radiator, coving to ceiling.

BEDROOM FOUR

9' 04" x 8' 06" (2.84m x 2.59m) uPVC double glazed window to rear, radiator, pair of ceiling speakers, coving to ceiling.

BATHROOM

Panelled bath with shower over, shower screen, extractor fan, pedestal basin, low level W.C, uPVC double glazed frosted window to rear, radiator.

OUTSIDE

DRIVEWAY TO GARAGE

Up & over door, power & light, door to garden.

FRONT GARDEN

Block paved parking, shingled beds, gated side access to rear garden, electric car charger point.

REAR GARDEN

Paved patio, laid to lawn, outside tap, decking, flowers & shrubs, shingled beds, pair of outdoor speakers, smart lighting.

Cabin - with power & light, electric and wired for wifi.

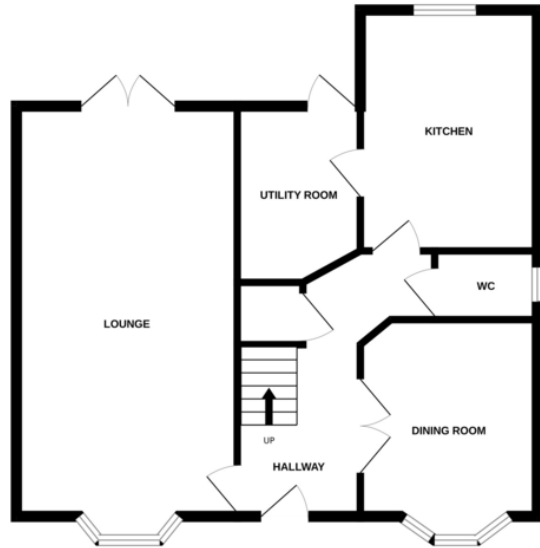
Bar - with power, fridge, electric points.

NOTES:

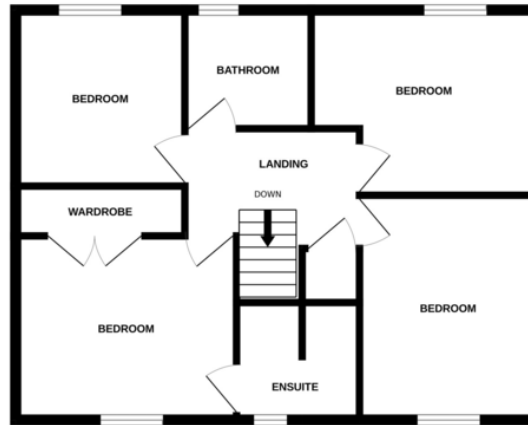
This Property also benefits from: Nest smoke alarms, Nest central heating control, 2N smart doorbell, 2x hard wired CCTV cameras.



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.
Made with Metropix ©2024

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	A		
(81-91)	B		86
(69-80)	C	74	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
<i>Not energy efficient - higher running costs</i>			
England, Scotland & Wales		EU Directive 2002/91/EC	

OFFICE
2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

T: 01767 601122
E: sales@kennedyfoster.co.uk

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