



**Kennedy  
& Foster**

5 Orchard Close  
Biggleswade  
SG18 0NE  
**£435,000**

- EXTENDED FOUR BEDROOM SEMI
- DINING ROOM/PLAYROOM
- CLOAKROOM & FAMILY BATHROOM
- KITCHEN
- LOUNGE
- WEST FACING REAR GARDEN
- DRIVEWAY AND GARAGE
- COUNCIL TAX BAND: D



This Extended FOUR-bedroom semi-detached property is situated within walking distance of the train station and town centre. This lovely home comprises of: Entrance hall, cloakroom, kitchen, lounge/dining room, extension ideal for dining room/playroom, 4 bedrooms and family bathroom. To compliment this nicely presented property is the generous West facing rear garden, driveway and garage. Contact Kennedy & Foster the sole agents to arrange your viewing.

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

#### **ENTRANCE HALL**

Stairs to first floor, under stairs cupboard, radiator, coving to ceiling. Doors to:

#### **CLOAKROOM**

Low level W.C, wash hand basin, tiling to half height, uPVC double glazed frosted window.

#### **KITCHEN**

10' 09" x 9' 08" (3.28m x 2.95m) Wall, base and drawer units with work surfaces over. 1 1/2 bowl stainless steel sink unit with mixer tap, space for washing machine, dishwasher and fridge, space for cooker and extractor over, wall mounted gas boiler, breakfast bar, uPVC double glazed window to front, tiled floor, coving to ceiling, radiator.

#### **LOUNGE**

19' 03" x 11' 07" (5.87m x 3.53m) Decorative brick fireplace (which could be an open fire subject to survey) uPVC double glazed sliding patio door to rear garden, coving to ceiling. Double doors to:

#### **DINING ROOM**

10' 10" x 9' 11" (3.3m x 3.02m) Radiator, uPVC double glazed sliding patio door to rear garden, coving to ceiling.

#### **FIRST FLOOR LANDING**

Access to loft space, airing cupboard with cylinder and shelving. Doors to:

#### **BEDROOM ONE**

11' 09" x 9' 11" (3.58m x 3.02m) Fitted wardrobes along one wall, radiator, uPVC double glazed window to rear, coving to ceiling.

#### **BEDROOM TWO**

9' 04 plus door recess" x 8' 10" (2.84m x 2.69m) uPVC double glazed window to rear, radiator, coving to ceiling, shelving.

### **BEDROOM THREE**

9' 09" x 8' 10" (2.97m x 2.69m) uPVC double glazed window to front, radiator, coving to ceiling.

### **BEDROOM FOUR**

9' 09" x 8' 00" to front of wardrobe" (2.97m x 2.44m) Fitted wardrobe, uPVC double glazed window to front, radiator, coving to ceiling.

### **FULLY TILED BATHROOM**

'P' shaped bath with mixer tap, pedestal basin, low level W.C, heated towel rail, uPVC double glazed frosted window, extractor fan.

### **OUTSIDE**

#### **FRONT GARDEN**

Laid to lawn, gated side access, parking for 2 cars.

#### **GARAGE**

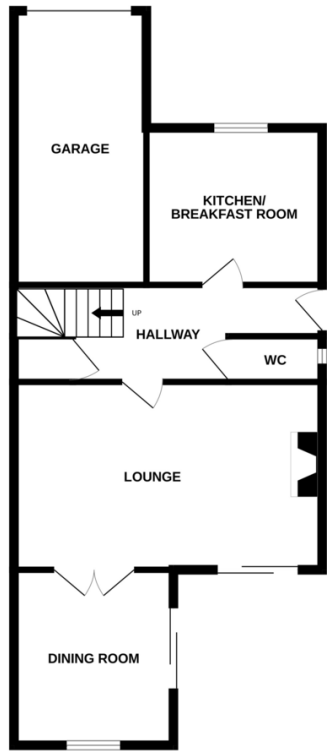
16' 09" x 8' 02" (5.11m x 2.49m) Power and light, hot and cold water taps, up and over door, wall cupboards, worktop.

#### **REAR GARDEN**

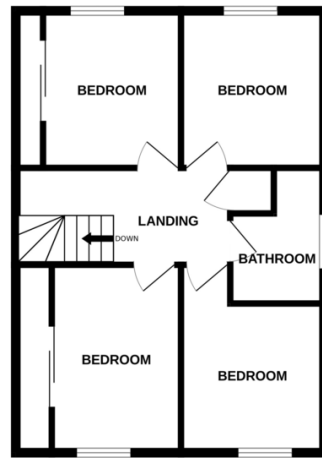
West facing rear garden, laid to lawn, shrubs and flowers, paved patio, shed with power, outside lighting.



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**

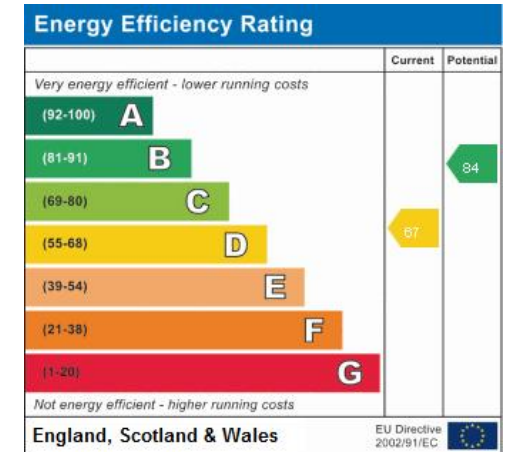
Tax band D

**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 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