



**Kennedy  
& Foster**

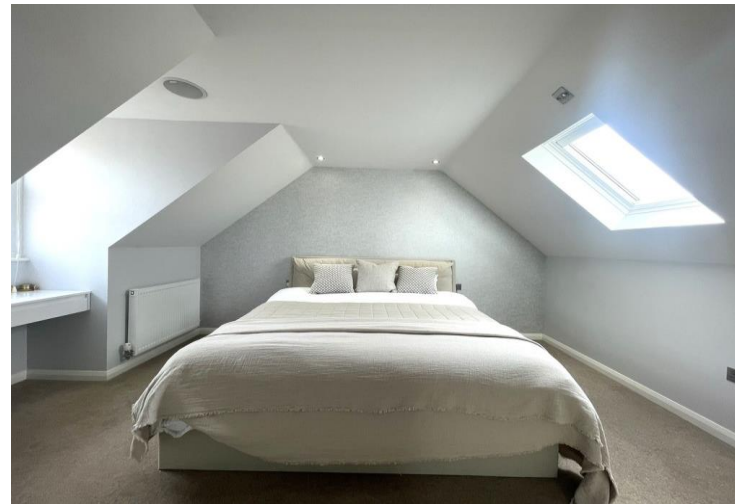
10 Torquay Close

Biggleswade

SG18 0FS

**£545,000**

- EXTENDED DETACHED
- NICELY PRESENTED
- KITCHEN/DINING ROOM WITH ISLAND
- FOUR DOUBLE BEDROOMS
- FITTED FAMILY BATHROOM
- MASTER SUITE TO INCLUDE FOUR-PIECE ENSUITE
- GARAGE & DRIVEWAY
- COUNCIL TAX BAND: D



Extended and much improved, this four double bedroom detached property with a garage and driveway is situated on the desirable Maythorns development. This lovely home which formally had planning permission to extend further, has accommodation on 3 levels as follows: Entrance hall, cloakroom, lounge with dual aspect windows, modern kitchen/dining room with island, family bathroom & a spacious 5 piece en suite opening to The Master Suite. Contact Kennedy & Foster The Sole Agent to arrange your viewing.

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

#### **ENTRANCE HALL**

Wooden flooring. Oak glass balustrade stairs to first floor with storage cupboard under. Spotlights. Radiator. Doors to cloakroom. Lounge and kitchen/family room.

#### **CLOAKROOM**

Two piece suite comprising low level W.C. Pedestal wash hand basin with mixer tap. Tiled feature wall and splash back. Wood flooring. Radiator. Extractor fan.

#### **LOUNGE**

17' 02" x 10' 09" (5.23m x 3.28m) Dual aspect with uPVC double glazed windows to front and side. Radiator. Ceiling & spotlights.

#### **KITCHEN/DINING ROOM**

17' 09" x 16' 09" (5.41m x 5.11m) White gloss wall, base and drawer units with solid work surfaces over. An Island with 1 1/2 bowl moulded sink with mixer tap. Pull out larder cupboards. Dual aspect with uPVC double glazed windows to front and side. uPVC double glazed French doors to rear garden. Electric Velux windows in the vaulted ceiling. Two built in single ovens, microwave and warming drawer, 5 ring induction hob with extractor fan over. Integrated dishwasher. Space for fridge/freezer, washing machine and dish washer. Cupboard housing boiler. Wood flooring. Spotlights. Feature hanging lights and under cupboard lighting. Walk in pantry cupboard with shelving. Three radiators. Door to driveway.

#### **FIRST FLOOR LANDING**

Airing cupboard housing hot water cylinders and solar controls. Radiator. Spotlights. Oak glass balustrade stairs to second floor. Doors to:

#### **BEDROOM TWO**

10' 09" x 10' 01" (3.28m x 3.07m) Built in double wardrobe with mirrored doors. Spotlights and ceiling light. uPVC double glazed windows to front. Storage cupboard with shelving & large under stairs storage cupboard. Radiator.

#### **BEDROOM THREE**

10' 11" x 9' 07" (3.33m x 2.92m) Over stairs storage cupboard. uPVC double glazed window to front. Radiator.

#### **BEDROOM FOUR**

10' 09" x 7' 05" (3.28m x 2.26m) Built in double wardrobe. uPVC double glazed window to side. Radiator.

## REFITTED BATHROOM

Refitted three-piece suite with vanity furniture to include a moulded sink & back to wall w.c. Bath with shower screen, rainwater head shower and hand held attachment. Tiled walls around bath and fully tiled floor. Frosted uPVC double glazed window to side. Spotlights. Extractor fan. Heated towel rail. Shaver socket.

## SECOND FLOOR LANDING

Loft hatch. Door to:

## MASTER SUITE

13' 06" x 10' 09" (4.11m x 3.28m) Dual aspect with Dormer window to front and electric Velux window to rear. Spotlights. Radiator. Fitted wardrobes with sliding mirrored doors. Leading to:

## ENSUITE

Four-piece bathroom suite with free standing bath and floor standing tap. Walk in bespoke shower cubicle with digital shower. His and hers wall hung sink with white quartz work surfaces over and double drawer storage under. Wall hung w.c. Split face quartz tiled feature wall. Tiled walls and floor with underfloor heating. Heated towel rail. Dual aspect with dormer window to front and electric Velux window to rear. Spotlights and feature mood lighting. Extractor fan. Shaver socket. Cupboard with shelving. Eaves storage.

## OUTSIDE

## FRONT

Paved pathway leading to front door. Slate border. Driveway for parking for approx.4 cars.

## GARAGE

Up and over door. Power & Light

## REAR GARDEN

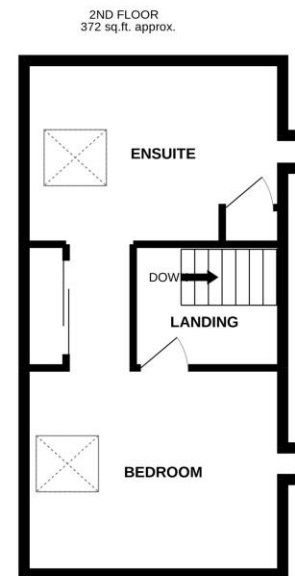
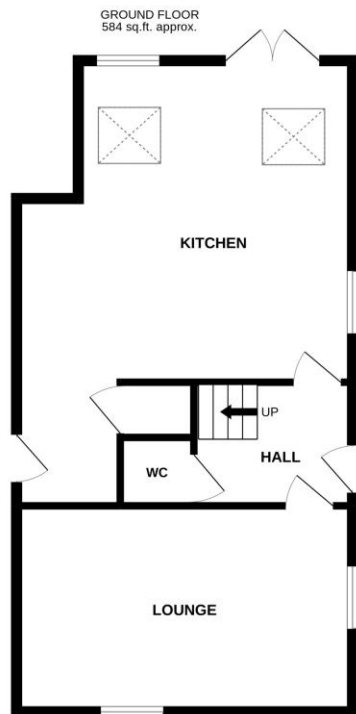
Fully enclosed by brick wall and fencing. Gated access to front and further gate leading to driveway. Large shed with power and light. Artificial grass and porcelain tiled patio. Raised beds. Slate and tiled borders. Outside lighting. Outside tap. Electric sockets.

## AGENT NOTES

Planning permission has been previously granted to build a new single garage, to convert the existing garage to an additional reception room, and to build a utility to join the house with the existing garage. Plans included bi-folding doors on the back of the new room & current kitchen.

DEVELOPMENT CHARGE: Currently £29.90 PCM





TOTAL FLOOR AREA : 1436 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.  
Made with Metropix ©2022

## COUNCIL TAX BAND

Tax band D

## 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>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>	80	80
(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	

## 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 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