



**Kennedy  
& Foster**

**3 Brookbanks**

**Biggleswade**

**SG18 0QF**

**£625,000**

- STUNNING DETACHED FOUR BEDROOM RESIDENCE
- BUILT TO THE IVEL DESIGN
- OVERLOOKING COUNTRYSIDE TO THE FRONT
- MANY UPGRADES
- THREE RECEPTION ROOMS
- TWO ENSUITES & FAMILY BATHROOM
- GORGEOUS KITCHEN/DINING ROOM
- GOOD SIZE SOUTH FACING REAR GARDEN



This stunning detached family residence was built to 'The Ivel' design by Bellway Homes approx.. 4 ½ years ago and is situated in a stunning location overlooking countryside, with walks to the RSPB and Green Wheel very close by. A truly lovely location. The property, which has had many upgrades has the added benefits of high ceilings, South facing good size rear garden, garage, and driveway next to the property. A viewing of this property comes highly recommended by Kennedy & Foster The Sole Agents.

#### **COMPOSITE FRONT DOOR INTO**

#### **RECEPTION HALLWAY**

Karndean flooring, stairs to first floor, radiator, doors to:

#### **CLOAKROOM**

Low level w.c. pedestal basin, wall tiling to half height, radiator, frosted uPVC double glazed window to side, Karndean flooring.

#### **LOUNGE**

16' 01" x 14' 09" (4.9m x 4.5m) Karndean flooring, double radiator, two uPVC double glazed French doors to rear garden.

#### **STUDY**

13' 01" x 8' 11" (3.99m x 2.72m) uPVC double glazed sash bay windows to front. Double radiator, uPVC double glazed sash window to side, Karndean flooring.

#### **PLAY ROOM/DINING ROOM**

11' 09" x 5' 11" (3.58m x 1.8m) uPVC double glazed Sash windows to front, double radiator, Karndean flooring.

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

14' 02" x 11' 05" (4.32m x 3.48m) Wall, base and drawer units with granite work surfaces. Built in double oven, integrated fridge/freezer, dish washer and washing machine. Gas hob with extractor hood over. 1 1/2 bowl sink with unit with mixer tap. Under stairs storage cupboard, double radiator, uPVC double glazed French doors to rear garden. Karndean flooring, cupboard housing boiler.

#### **FIRST FLOOR GALLERY LANDING**

uPVC double glazed windows to rear, Loft hatch, radiator, airing cupboard with cylinder and shelving, doors to:

#### **MASTER BEDROOM**

12' 03" x 11' 02" (3.73m x 3.4m) uPVC double glazed sash windows to front with countryside views. Built in double wardrobe with sliding mirrored doors, radiator. Door into:

### ENSUITE

Fully tiled double shower with rain water head shower over plus hand held shower attachment. Pedestal basin, low level w.c. tiling to half height, tiled floor, heated towel rail, inset lighting, extractor fan, frosted uPVC double glazed window to front, heated towel rail.

### BEDROOM TWO

13' 03 into door recess" x 12' 00" (4.04m x 3.66m) uPVC double glazed sash windows to front, with countryside views. Radiator, door to:

### ENSUITE

Fully tiled double shower, pedestal basin, low level w.c. tiling to height, tiled floor, inset lighting, frosted uPVC double glazed window.

### BEDROOM THREE

12' 11" x 8' 08" (3.94m x 2.64m) uPVC double glazed sash window to side and uPVC double glazed window to rear, double radiator.

### BEDROOM FOUR

12' 08 max" x 8' 03" (3.86m x 2.51m) uPVC double glazed window to rear.

### FULLY TILED BATHROOM

Panelled bath with mixer tap and shower over. Low level w.c. pedestal basin, heated towel rail, frosted uPVC double glazed window to side, inset lighting, extractor fan.

### OUTSIDE

### FRONT GARDEN

Slated beds, shrubs, pathway leading to front door. Driveway leading to:

### GARAGE

23' 10" x 11' 02" (7.26m x 3.4m) Up & over door, eaves storage, power and motion sensor lights, personnel door into:

### SOUTH FACING REAR GARDEN

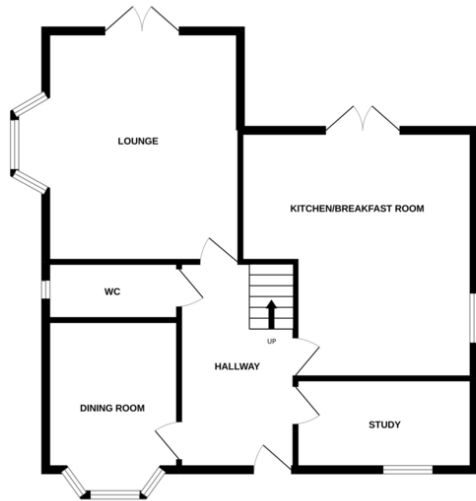
A generous size South facing rear garden mainly laid to lawn with shrubs, conifer and fruit trees. Two patio areas, water butt, electric point, gated side access, personnel door into garage, outside lighting.

### AGENTS NOTES

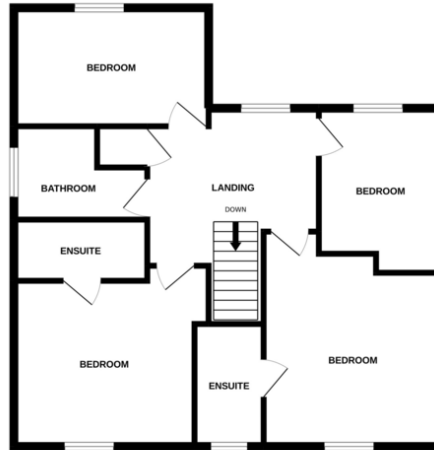
There is a development maintenance charge of approx. £180.00 per annum.



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.  
Made with Metropix ©2022

**COUNCIL TAX BAND**

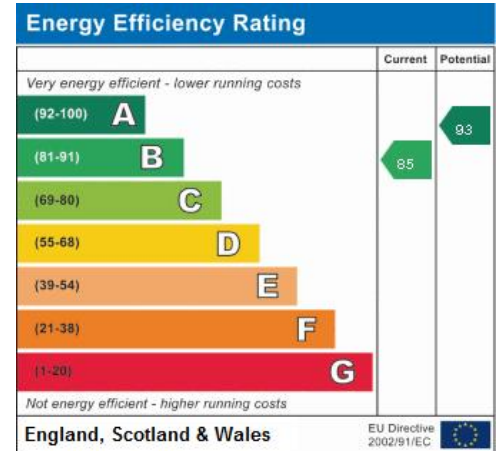
Tax band F

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council



**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