



**Kennedy
& Foster**

9 Severus Orchard

Biggleswade

SG17 5JE

£565,000

- IMPECCABLY MAINTAINED DETACHED HOME
- BEAUTIFUL LOCATION ON HILLFOOT DEVELOPMENT
- 4 GOOD SIZE BEDROOMS
- KITCHEN/DINING ROOM
- STUDY
- CLOAKROOM, ENSUITE AND FAMILY BATHROOM
- GARAGE & DRIVEWAY
- VIEWING HIGHLY RECOMMENDED



Situated in the beautiful settings on the Hillfoot Development this 4 good size bedroom detached property is built to the 'Aspen' design. This property is offered in impeccable condition making this a home to be proud to own. The accommodation comprises of: Entrance hall, cloakroom, study, lounge, kitchen/dining room, four good size bedrooms, ensuite, bathroom, garage and driveway. To compliment this property is the attractive garden, garage and driveway. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

FRONT DOOR INTO

ENTRANCE HALL

Tiled flooring, stairs to first floor landing, under stairs storage cupboard with hanging rail, double radiators, consumer unit. Doors to:

LOUNGE

16' 06" x 11' 00" (5.03m x 3.35m) uPVC double glazed window to front with fitted shutters, 2 radiators.

STUDY

6' 07" x 6' 07" (2.01m x 2.01m) uPVC double glazed window to front with fitted shutters, radiator.

KITCHEN/DINING ROOM

25' 06" x 11' 01" (7.77m x 3.38m) Wall, base and drawer units with work surface over, integrated BOSCH appliances including fridge/freezer, dishwasher, induction hob, extractor hood over, double oven, under cupboard lighting, 1 1/2 stainless steel single drainer sink unit with a mixer tap, tiled floor, 2 double radiators, uPVC double glazed window to rear, bi folding door to rear garden.

CLOAKROOM/UTILITY

6' 08" x 6' 07" (2.03m x 2.01m) Low level W.C, pedestal basin, radiator, integrated BOSCH washing machine, uPVC double glazed frosted window to side, base cupboard with work surface over, tiled flooring.

FIRST FLOOR LANDING

Double storage cupboard, access to partially board loft with fitted loft ladder. Doors to:

MASTER BEDROOM

14' 10" x 11' 03" (4.52m x 3.43m) Three built in double wardrobes, double radiator, uPVC double glazed window to front with fitted shutters. Door to:

ENSUITE

Fully tiled double shower with rainwater shower over and wall mounted hand shower, low level W.C, pedestal basin, heated towel rail, uPVC double glazed frosted window to side.

BEDROOM TWO

11' 10" x 10' 02" (3.61m x 3.1m) Radiator, uPVC double glazed window to front with fitted shutters.

BEDROOM THREE

13' 04" x 7' 10" (4.06m x 2.39m) Radiator, uPVC double glazed window to rear.

BEDROOM FOUR

11' 10" x 8' 00" (3.61m x 2.44m) Radiator, uPVC double glazed window to rear.

FAMILY BATHROOM

Panelled bath with shower over and mixer tap, hand shower attachment, low level W.C, pedestal basin, heated towel rail, uPVC double glazed frosted window to side.

OUTSIDE

FRONT

Shingle, laid to lawn, lavender and rosemary bushes, path to front door.

DRIVEWAY LEADING TO GARAGE

17' 09" x 10' 03" (5.41m x 3.12m) Up and over door, power and light.

THE PROPERTY BENEFITS FROM ADDITIONAL PARKING ACROSS FROM THE PROPERTY

REAR GARDEN

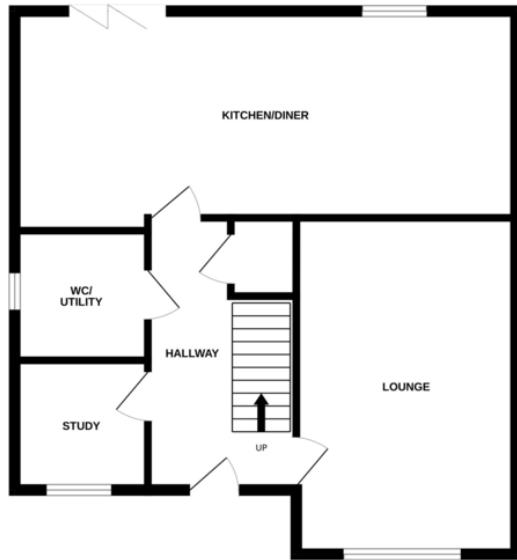
Paved patio, laid to lawn, outside tap, electric point, gated side access.

AGENT NOTES

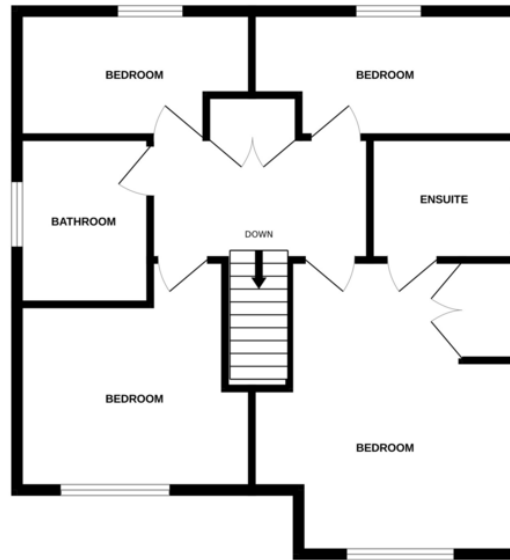
Maintenance charge currently £171.00 per annum



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.
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COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		92
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	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 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