

**Kennedy  
& Foster**

28 Playfield Close  
Biggleswade  
SG18 8JL  
**£563,000**

- DETACHED
- FIVE BEDROOMS
- THREE RECEPTION ROOMS
- POTENTIAL ANNEX

- SUN ROOM
- BREAKFAST ROOM/OFFICE
- TWO CLOAKROOMS, ENSUITE & FAMILY BATHROOM
- DRIVEWAY & GARDEN





**POTENTIAL ANNEXE - 5 BEDROOMS.** This nicely presented detached residence is situated in a select close within easy walking distance to town and rail station, town centre and local schools. The property comprises of; Entrance hall, two cloakrooms, Three Reception rooms, Kitchen, Sun room, Breakfast room/office, en suite to master and family bathroom. Contact Kennedy & Foster the Sole Agents to arrange your viewing of this chain free property.

#### **FRONT DOOR INTO**

#### **ENTRANCE HALL**

Oak flooring, double radiator, coving to ceiling, stairs to first floor with under stairs storage cupboard. Doors to:

#### **CLOAKROOM**

Low level w.c. wash hand basin, tiled flooring, wall tiling to half height.

#### **RECEPTION ROOM**

10' 7" x 9' 8" (3.23m x 2.95m) uPVC double glazed window to front, double radiator, coving to ceiling.

#### **RECEPTION ROOM**

16' 2" x 11' 4" (4.93m x 3.45m) Oak flooring, double radiator, coving to ceiling, uPVC double glazed sliding patio doors to:

#### **SUN ROOM**

12' 02" x 8' 02" (3.71m x 2.49m) uPVC double glazed window to side, uPVC double glazed French doors leading onto decked patio.

#### **REFITTED KITCHEN**

12' 11" x 9' 11" (3.94m x 3.02m) White high gloss wall, base and drawer units with wood effect work surfaces over. Space for dishwasher, washing machine and fridge/freezer. Cooker, cooker hood over, stainless steel single drainer mixer tap, wall mounted gas boiler, Karndean flooring, radiator, uPVC double glazed French doors to rear, door to:

#### **BREAKFAST ROOM/OFFICE**

10' 10 plus 4'10" x 7' 05" (3.3m x 2.26m) Vaulted ceiling, radiator, doors to outside, doors to:

#### **STORAGE ROOM**

7' 08" x 6' 05" (2.34m x 1.96m) Storage room with double doors to front.

#### **CLOAKROOM**

Low level w.c. wash basin, radiator, extractor, storage, double opening door to front.

### BEDROOM 5 / RECEPTION ROOM

18' 05" x 8' 08" (5.61m x 2.64m) Potential Annex, radiator, uPVC double glazed window & door to garden.

### FIRST FLOOR LANDING

Coving to ceiling, uPVC double glazed window to front, loft with light, airing cupboard with cylinder (replaced in 2021) and shelving. Door to:

### BEDROOM ONE

12' 05" x 10' 02" (3.78m x 3.1m) Fitted wardrobes with mirrored sliding doors with hanging rail and shelving, coving to ceiling, radiator, uPVC double glazed window to rear, door into;

### ENSUITE

Fully tiled shower cubicle with rainwater shower head, pedestal basin, low level w.c. frosted uPVC double glazed window to rear, radiator, wall tiling to half height.

### BEDROOM TWO

12' 00" x 10' 00" (3.66m x 3.05m) Fitted wardrobes with sliding doors with hanging rail and storage. Double radiators, uPVC double glazed window to front.

### BEDROOM THREE

10' 1" x 7' 7" (3.07m x 2.31m) uPVC double glazed window to rear, radiator.

### BEDROOM FOUR

6' 7" x 6' 6" (2.01m x 1.98m) Fitted wardrobes with mirrored sliding doors with hanging rail and storage, radiator, uPVC double glazed frosted window to side.

### BATHROOM

Panelled bath with mixer tap & handheld shower attachment, low level W.C, wash basin, radiator, coving to ceiling, shelved storage cupboard, frosted uPVC double glazed window to front.

### OUTSIDE

#### FRONT GARDEN

Block paving, mixed herbaceous, shrubs, gated side access to rear garden.

#### BLOCK PAVED DRIVEWAY

Parking for two cars.

#### REAR GARDEN

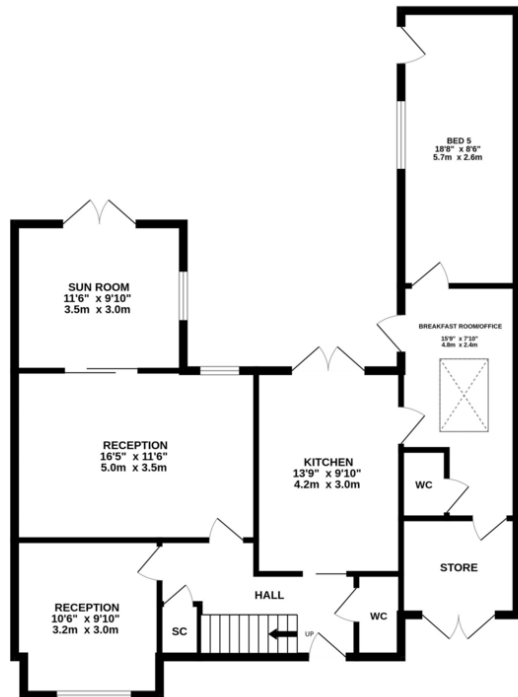
Composite deck patio, log store/water butt, outside tap, pergola planted with clematis & rose, Herbaceous borders, shingled pathway, multiple seating areas, flowering cherry tree, vegetable patch, wild life ponds, lean to green house & shed.

#### AGENT NOTES

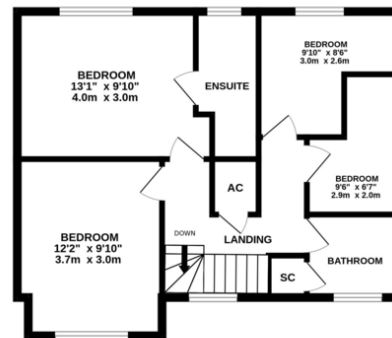
N.B. Summer garden pictures were taken prior to marketing.



GROUND FLOOR  
971 sq.ft. (90.2 sq.m.) approx.



1ST FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1505 sq.ft. (139.8 sq.m.) 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.  
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## COUNCIL TAX BAND

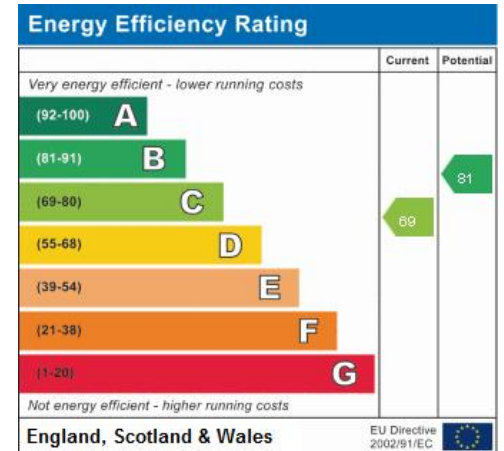
Tax band E

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council



## OFFICE

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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