



**Kennedy
& Foster**

30 Dodimead Way

Biggleswade

SG18 0PY

£425,000

- THREE DOUBLE BEDROOMS
- 14FT KITCHEN/DINER
- POPULAR ST ANDREWS DEVELOPMENT
- BRICK STORAGE ROOM

- UTILITY AREA
- ENSUITE
- GARAGE AND DRIVEWAY
- WELL MAINTAINED LAWN



A well presented semi detached home on the sought after St Andrews development. The property offers three double bedrooms, 14ft kitchen/diner, utility area, ensuite and a well tended garden.

DOUBLE GLAZED COMPOSITE FRONT DOOR INTO:

HALLWAY

Stairs rising to first floor accommodation, LVT floor, wall mounted radiator. Panelled doors to:

LOUNGE

14' 0" x 10' 10" (4.27m x 3.3m) uPVC double glazed bay window to front aspect, wall mounted radiator.

CLOAKROOM

LVT floor, wall mounted radiator, close coupled W.C, wall mounted wash hand basin, tiled splash back.

KITCHEN/DINER

14' 4" x 11' 5" (4.37m x 3.48m) Recess spot lights to ceiling, uPVC double glazed French doors to rear aspect, range of eye level and base units with work surfaces over, built in oven and Halogen hob with chimney style extractor over, built in fridge/freezer, space for dishwasher, LVT floor.

UTILITY AREA

Eye level and base units with work surfaces over, wall mounted cupboard housing combination boiler, space for washing machine and dryer.

FIRST FLOOR ACCOMMODATION

LANDING

Access to loft space, built in cupboard. Panelled doors to:

BEDROOM ONE

11' 1" x 9' 1" (3.38m x 2.77m) uPVC double glazed window to front aspect, built in wardrobes with mirrored doors. Panelled door to:

ENSUITE

uPVC double glazed frosted window to front aspect, close coupled W.C, wall mounted wash hand basin, walk in shower, heated towel rail, recess spotlights to ceiling.

BEDROOM TWO

10' 0" x 9' 6" (3.05m x 2.9m) uPVC double glazed window to rear aspect, wall mounted radiator.

BEDROOM THREE

9' 6" x 7' 7" (2.9m x 2.31m) uPVC double glazed window to rear aspect, wall mounted radiator.

BATHROOM

uPVC double glazed frosted window to side access, panelled bath with shower attachment over and screen, wall mounted wash hand basin, close coupled W.C, tiled splash back, LVT floor, recess spotlights to ceiling, heated towel rail.

OUTSIDE

REAR GARDEN

Patio area with well tended lawn, shingled borders, decking area, door to storage, gated access to driveway.

GARAGE

Up and over door and with power and light, driveway with parking for two cars.

FRONT

Path to front door, shingled area bordered by law hedge.



COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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