



**Kennedy
& Foster**

11 Carter Meadow
Biggleswade
SG18 0LB
£550,000

- FOUR BEDROOMS
- DETACHED FAMILY HOME
- 26FT KITCHEN/DINER
- POPULAR ST ANDREWS DEVELOPMENT
- STUDY
- UTILITY
- ENSUITE AND BATHROOM
- GARAGE AND DRIVEWAY



An Attractive and well presented detached family home on the popular St Andrews development. Offering 4 bedrooms, ensuite and study, this property benefits from a stunning 26ft kitchen/dining/family room and separate lounge. An Early viewing is advised to avoid disappointment. Contact Kennedy & Foster to arrange your viewing.

COMPOSITE FRONT DOOR INTO:

ENTRANCE HALL

Wall mounted radiator, panelled doors to study, dining area and lounge. stairs rising to first floor accommodation, built in under stairs cupboard.

TWIN DOUBLE DOORS TO:

UTILITY CUPBOARD

Wall mounted shaker style cupboards with work surfaces over and space under for washing machine and dryer.

CLOAKROOM

uPVC double glazed frosted window to side aspect, wall mounted radiator, wall mounted wash hand basin, close coupled W.C, LVT floor, tiled splash back.

STUDY

8' 3" x 8' 0" (2.51m x 2.44m) uPVC double glazed window to front aspect, wall mounted radiator.

LOUNGE

15' 9" x 11' 9" (4.8m x 3.58m) uPVC double glazed window to rear aspect, twin wall mounted radiators. Panelled door to:

KITCHEN/DINING/FAMILY ROOM

29' 9" x (13' 6") 10' 8" (9.07m x 3.25m) uPVC double glazed bay window to front aspect, LVT floor, twin wall mounted radiators, double glazed composite door to side, uPVC double glazed window and doors to patio, triple Velux windows to rear aspect. Range of shaker style eye level & base units with contrasting work surfaces over, Integrated dishwasher and fridge/freezer. Cupboard housing wall mounted combi boiler, 1 1/2 bowl sink and drainer units, built in double oven. Centre island with electric hob and chimney style extractor over, spotlights to ceiling.

FIRST FLOOR ACCOMMODATION

LANDING

Wall mounted radiator, access to loft space, built in cupboard. Panelled doors to:

BEDROOM ONE

11' 9" x 11' 3" (3.58m x 3.43m) uPVC double glazed window to rear, wall mounted radiator, built in wardrobe with mirrored doors. Panelled door to:

ENSUITE

uPVC double glazed frosted window to rear aspect, heated towel rail, spotlight to ceiling, close coupled W.C, hand wash basin, walk in double shower with handheld shower attachment.

BEDROOM TWO

10' 11" recess 8'8" x 10' 10" (3.33m x 3.3m) uPVC double glazed window to rear aspect, wall mounted radiator.

BEDROOM THREE

9' 7" x 9' 6" (2.92m x 2.9m) uPVC double glazed window to front aspect, wall mounted radiator, fitted wardrobes with mirrored doors.

BEDROOM FOUR

12' 0" x 8' 7" (3.66m x 2.62m) uPVC double glazed window to rear and side aspects, wall mounted radiator.

BATHROOM

uPVC double glazed window to side aspect, panelled bath with shower attachment, close coupled W.C, wash hand basin, walk in shower with shower attachment, tiled splash back with display shelf, heated towel rail.

OUTSIDE

FRONT GARDEN

Shrubs, gated access to rear garden.

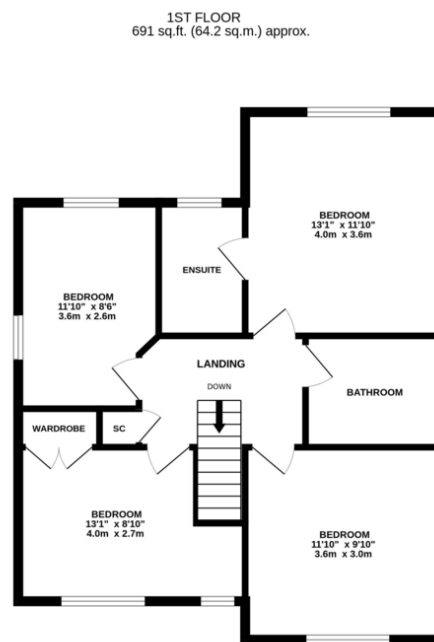
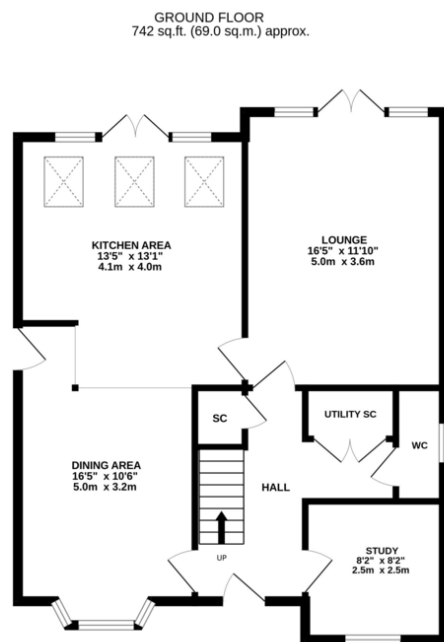
GARAGE

Up and over door, power and light, driveway providing off road parking for 2 cars.

REAR GARDEN

Garden mainly laid to lawn with paved path leading to door to garage, paved patio, gated access to driveway, outside tap.





TOTAL FLOOR AREA : 1433 sq.ft. (133.2 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.

Made with Metropix ©2025

COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		92 A
81-91	B	85 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