

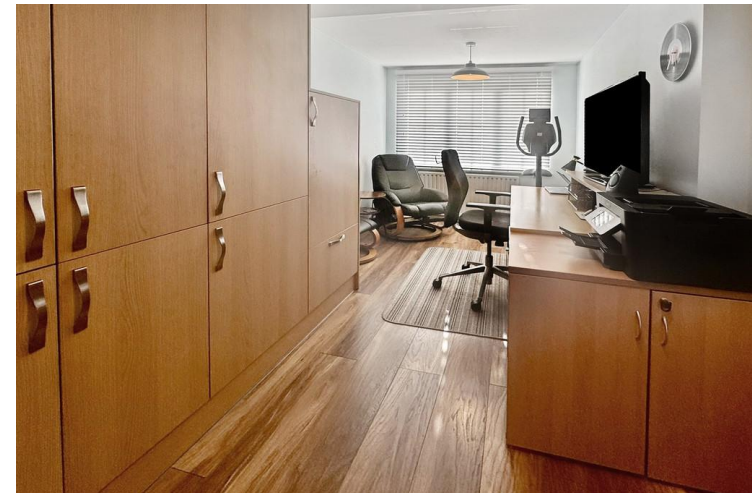


**Kennedy
& Foster**

16 Foxglove Drive
Biggleswade
SG18 8SP

£569,950

- ABSOLUTELY STUNNING PROPERTY
- FOUR BEDROOM DETACHED
- KITCHEN/DINING ROOM
- LOUNGE
- CONSERVATORY
- STUDY/PLAYROOM
- CLOAKROOM, ENSUITE AND FAMILY BATHROOM
- DOUBLE WIDTH DRIVEWAY



Absolutely stunning and much improved four bedroom detached property situated on the highly regarded Saxon Gate development. This beautiful home offers versatile accommodation to include Lounge, kitchen/dining room, conservatory, study/playroom and refitted cloakroom. To the first floor are four bedrooms, refitted en-suite to the master bedroom and family bathroom. To compliment this property is the double width driveway and generous landscaped gardens to enjoy. Contact K & F the Sole Agents to arrange your viewing.

COMPOSITE FRONT DOOR INTO:

ENTRANCE HALL

Radiator, wood flooring, coving to ceiling, stairs to first floor. Doors to:

LOUNGE

18' 11 into bay" x 12' 10" (5.77m x 3.91m) uPVC double glazed bay window to front, coving to ceiling, double radiator, feature fireplace with wooden mantelpiece. Doors to:

KITCHEN/DINING ROOM

24' 03" x 9' 06" (7.39m x 2.9m) Wall, base and drawer units with laminate work surfaces over. Space for dishwasher, washing machine and American style fridge freezer. Integrated double oven with induction hob. Stainless steel single drainer sink unit with spray mixer tap. Inset lighting, tiled flooring with underfloor heating, uPVC double glazed windows to rear and door to side. Coving to ceiling. Double doors to:

CONSERVATORY

11' 06" x 8' 04" (3.51m x 2.54m) Tiled flooring, electric dimplex heater, power and light, uPVC double glazed French doors opening onto composite decking.

STUDY/PAYROOM/STORAGE

15' 10" x 7' 10" (4.83m x 2.39m) Fitted cupboard housing combi boiler, space for tumble dryer, laminate flooring, uPVC double glazed window to front, double radiator.

REFITTED CLOAKROOM

Close coupled w.c. Vanity basin with cupboard under. Tiled flooring, heated towel rail. frosted uPVC double glazed window to side.

FIRST FLOOR LANDING

Radiator, uPVC double glazed window to side, linen cupboard, access to partly boarded loft with power and light and retractable ladder. Door to:

BEDROOM ONE

13' 10" to front of wardrobes" x 10' 07" (4.22m x 3.23m)
Built in wardrobes with hanging rail and storage, radiator, three uPVC double glazed windows to front. Door to:

REFITTED FULLY TILED ENSUITE

Shower cubicle with shower over, vanity basin with cupboard under, close coupled w.c., tiled flooring, heated towel rail, frosted uPVC double glazed window to front, extractor fan.

BEDROOM TWO

9' 10" x 8' 08" (3m x 2.64m) Laminate flooring, radiator, uPVC double glazed window to rear.

BEDROOM THREE

9' 11" x 7' 00" (3.02m x 2.13m) Radiator, uPVC double glazed window to rear.

BEDROOM FOUR

9' 10" x 8' 02" (3m x 2.49m) Radiator, uPVC double glazed window to rear.

BATHROOM

Panelled bath with electric shower over. Fully tiled splashback. Close coupled w.c. pedestal basin, radiator, frosted uPVC double glazed window to side, extractor fan, tiled flooring.

OUTSIDE

FRONT GARDEN

Double width driveway, cobbles. Gated side access leading to:

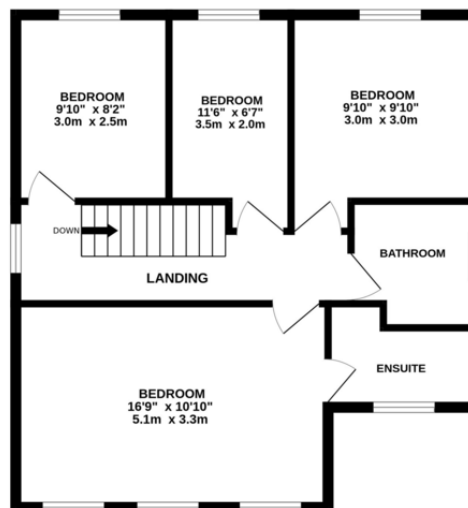
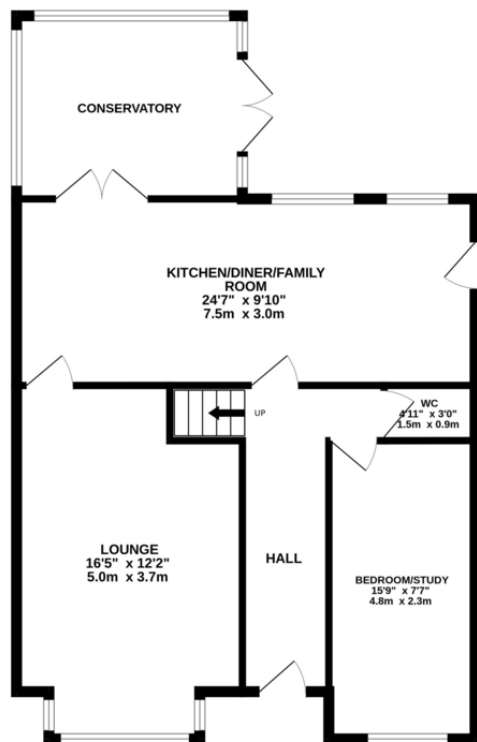
REAR GARDEN

Composite decking, artificial lawn, shed, paved pathway, outside tap, further composite decking, gated access to front.



GROUND FLOOR
813 sq.ft. (75.5 sq.m.) approx.

1ST FLOOR
610 sq.ft. (56.7 sq.m.) approx.



TOTAL FLOOR AREA: 1423 sq.ft. (132.2 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.
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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		
(81-91) B		84
(69-80) C	72	
(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 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