



**Kennedy
& Foster**

3 Fisher Mead
Biggleswade
SG18 0GZ
£460,000

- NICELY PRESENTED FOUR BEDROOM DETACHED PROPERTY
- BUILT IN c 2016
- CUL DE SAC LOCATION
- CONSERVATORY
- KITCHEN/DINING ROOM
- CLOAKROOM, ENSUITE AND FAMILY BATHROOM
- DRIVEWAY AND GARAGE
- CHAIN FREE



Situated in a cul de sac location on this lovely Development just off Potton Road, this nicely presented four bedroom detached property with an added conservatory is being offered CHAIN FREE and must be viewed. The property benefits from a driveway and garage, lounge, kitchen/dining room, cloakroom, utility cupboard, en-suite to master and a lovely 4 piece family bathroom. Contact Kennedy & Foster the Sole Agents to arrange your viewing of this lovely home.

ENTRANCE HALL

Radiator, storage cupboard, stairs to first floor. Doors to:

LOUNGE

15' 01" into bay x 11' 01" (4.6m x 3.38m) Two radiators, uPVC double glazed bay window to front.

CLOAKROOM

Low level W.C, wash hand basin, extractor fan, uPVC double glazed frosted window to front.

UTILITY CUPBOARD

4' 95" x 4' 1" (3.63m x 1.24m) Wall cupboards, space for washing machine and tumble dryer, consumer unit.

KITCHEN/DINING ROOM

20' 4" x 10' 2" (6.2m x 3.1m) Wall, base and drawer units with work surfaces over, built in double oven/grill, electric hob and extractor hood over. Integrated dishwasher and fridge/freezer, 1 1/2 bowl sink unit with mixer tap, uPVC double glazed window and French doors to:

CONSERVATORY

uPVC double glazed French doors to rear garden.

FIRST FLOOR LANDING

Airing cupboard housing combi boiler, radiator. Doors to:

BEDROOM ONE

10' 10" x 9' 0" (3.3m x 2.74m) Built in double wardrobes with sliding mirrored doors, radiator, uPVC double glazed window to rear. Door to:

ENSUITE

Fully tiled shower cubicle with shower over, wash hand basin, low level W.C, extractor fan, heated towel rail, shaver point.

BEDROOM TWO

11' 8" x 8' 0" (3.56m x 2.44m) uPVC double glazed window to front, radiator.

BEDROOM THREE

10' 3" x 7' 8" (3.12m x 2.34m) uPVC double glazed window to rear, radiator.

BEDROOM FOUR

8' 5" x 7' 6" (2.57m x 2.29m) uPVC double glazed window to front, radiator.

FOUR PIECE BATHROOM

Panelled bath with mixer tap and shower attachment, low level W.C, fully tiled shower cubicle, heated towel rail, uPVC double glazed frosted window to side, wash hand basin, tiled floor, extractor fan.

OUTSIDE

FRONT

Shrubs, slated area.

DRIVEWAY FOR APPROX . 2 CARS

Leading to:

GARAGE

Up and over door, power and light, door to rear garden.

STORE ROOM/OFFICE

Power and light.

REAR GARDEN

Laid to lawn, shrubs, patio areas, personal door to garage, outside tap, gated side access.

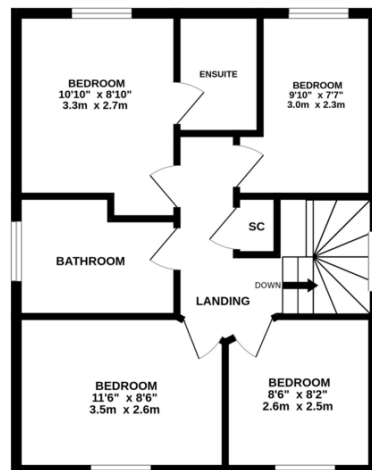
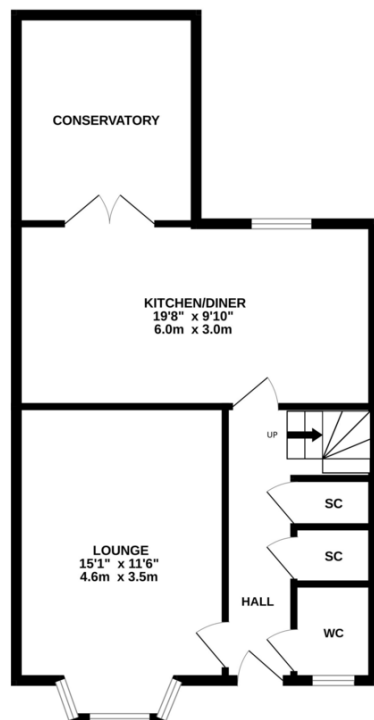
AGENT NOTES

Current service charge approx. £154.82 per annum



GROUND FLOOR
622 sq.ft. (57.8 sq.m.) approx.

1ST FLOOR
496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA: 1117 sq.ft. (103.8 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

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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