



**Kennedy
& Foster**

22 Ivel Bury
Biggleswade
SG18 0AG
£490,000

- FOUR DOUBLE BEDROOMS
- WELL PRESENTED THROUGHOUT
- REFITTED KITCHEN/DINER
- REFITTED ENSUITE AND SHOWER ROOM

- CLOSE TO TRAIN STATION AND TOWN CENTRE
- GARAGE AND DRIVEWAY
- GARDENS
- LOVELY CUL DE SAC LOCATION



This well presented four double bedrooms three storey property is situated in this small desirable close. The property has the benefit of refitted kitchen/diner and refitted en suite and shower room, garage and driveway to side the property and accommodation that comprising of: Hallway, cloakroom, lounge, kitchen/diner, four bedrooms, en suite and shower room. Contact K & F the Sole Agent to arrange your viewing.

DOUBLE GLAZED COMPOSITE FRONT DOOR INTO:

HALLWAY

Stairs rising to first floor. Tiled floor. Radiator. Coving to ceiling with spotlights. Panelled doors to:

DOWNSTAIRS TOILET

Frosted double glazed window to front aspect. Low level WC, wall mounted wash hand basin with cupboard under and tiled splash back. Wall mounted heated towel rail. Tiled floor.

LOUNGE

15' 7" x 11' 8" (4.75m x 3.56m) uPVC double glazed window to front aspect. Wall mounted radiator. Coving to ceiling with spot light. Recess media shelf with drawers. Built in cupboard. Panelled glazed doors to:

KITCHEN/DINER

15' 3" x 11' 5" (4.65m x 3.48m) uPVC double glazed window and French doors to rear. range of fitted eye level and base units with work surfaces over. 1 1/2 bowl composite sink and drainer unit. integrated double fridge and double freezer. Five burner gas hob with stainless steel splash back and extractor over. Built in oven and microwave. Integrated dishwasher and space for washing machine. Coving top ceiling with spotlights. Wall mounted radiator. Wall mounted cupboard housing boiler.

FIRST FLOOR LANDING

uPVC double glazed window to front aspect, stairs to second floor accommodation, built in cupboard housing hot water cylinder, two radiators, coving to ceiling with spotlights. Panelled doors to:

BEDROOM

13' 00" x 9' 4" (3.96m x 2.84m) Twin uPVC double glazed window to rear aspect. Twin wall mounted radiators. Built in wardrobes to one wall. Coving to ceiling with recess spotlights. Panelled to:

EN SUITE

6' 5" x 6' 3" (1.96m x 1.91m) Frosted uPVC double glazed door and window to side aspect, Close coupled w.c. Wash hand basin with cupboard under. Large walk in shower unit with hanging rail. Wall mounted heated towel rail. Spotlights. Wall mounted radiator. Tiled splashbacks.

BEDROOM

11' 00" x 8' 9" (3.35m x 2.67m) uPVC double glazed doors opening to front with Juliette style balcony. Coving to ceiling with spotlights. Wall mounted radiator.

SECOND FLOOR LANDING

Access to loft space. Built in cupboard with shelving. Wall mounted radiator. Panelled doors to:

BEDROOM

13' 4 to wardrobes" x 9' 4" (4.06m x 2.84m) Twin uPVC double glazed windows to rear aspect. Twin wall mounted radiators. Coving to ceiling with spotlights. Wood laminate flooring. Fitted wardrobes and drawers to one wall.

BEDROOM

10' 11" x 10' 00 Minimum" (3.33m x 3.05m) uPVC double glazed window to front aspect. Coving to ceiling with spotlights. Wall mounted radiator. Panelled door to:

STUDY/ DRESSING ROOM

6' 5" x 5' 00" (1.96m x 1.52m) uPVC double glazed window to front aspect. Wall mounted radiator. Coving top ceiling with spotlights. Built in cupboard.

SHOWER ROOM

uPVC double glazed frosted window to side aspect, close coupled WC, wash hand basin with built in cupboard under, walk in double shower unit with hanging rail, tiled splash back, tiled floor, wall mounted heated towel rail, spotlights to ceiling.

OUTSIDE REAR

Attractive garden comprising of faux lawn, patio and raised decking area for alfresco dining. Space for summer house, electric point for pond, shrub borders, enclosed by timber panel fencing.

FRONT

Small front garden enclosed by iron fencing, pathway to front door.

DRIVEWAY LEADING TO GARAGE





TOTAL FLOOR AREA: 1434 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.
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COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	70 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