



**Kennedy  
& Foster**

**8 Moonflower Place**

**Biggleswade**

**SG18 8YP**

**£455,000**

- SEMI DETACHED
- FOUR BEDROOM TOWN HOUSE
- WELL PRESENTED THROUGHOUT
- LESS THAN FIVE YEARS OLD
- 16FT KITCHEN/DINER
- ENSUITE
- LANDSCAPED SOUTH FACING GARDEN
- PARKING FOR TWO CARS





A well presented four bedroom town house less than 5 years old. Offering accommodation over three floors, this family home is well proportioned. The property boasts a 16ft kitchen/diner, ensuite, larger than average south facing garden and driveway. Internal viewing is highly recommended by Kennedy & Foster the Sole Agents.

#### **FROSTED DOUBLE GLAZED DOOR INTO:**

#### **ENTRANCE HALL**

Amtico tiled flooring, wall mounted radiator, built in cupboard, stairs to first floor accommodation. Panelled door to:

#### **LOUNGE**

14' 0" x 12' 5" (4.27m x 3.78m) uPVC double glazed window to front aspect, Amtico tiled flooring, wall mounted radiator. Panelled door to:

#### **INNER HALL**

Amtico tiled flooring, built in cupboard with space for dryer, panelled door to cloakroom, opening into kitchen/diner.

#### **CLOAKROOM**

Close coupled WC, pedestal mounted wash hand basin, wall mounted radiator, tiled floor.

#### **KITCHEN/DINER**

16' 0" x 9' 4" (4.88m x 2.84m) uPVC double glazed window and French doors to garden, tiled floor, wall mounted radiator. Range of eye level and base units with contrasting work surface over. Integrated fridge, freezer, dishwasher and washing machine. Built in double oven at eye level, 5 burner gas hob with extractor over, 1 1/2 bowl stainless steel sink and drainer unit.

#### **FIRST FLOOR LANDING**

Built in cupboard housing hot water cylinder, panelled door to inner lobby, bedroom and bathroom, wall mounted radiator.

### BEDROOM THREE

10' 11" x 7' 10" narrowing to 5' 10" (3.33m x 2.39m)  
uPVC double glazed window to rear aspect, panelled radiator. Built in cupboard with shelves.

### BEDROOM FOUR

uPVC double glazed window to rear aspect, wall mounted radiator.

### BEDROOM TWO

10' 4" x 9' 0" (3.15m x 2.74m) uPVC double glazed window to front aspect, wall mounted radiator.

### BATHROOM

Panelled bath with waterfall shower and hand held shower attachment and screen. Close coupled WC, pedestal mounted wash hand basin, wall mounted heated towel rail, tiled surround, tiled floor.

### INNER LANDING

uPVC double glazed window to front aspect, stairs rising to:

### BEDROOM ONE

18' 8" x 12' 9" (5.69m x 3.89m) uPVC double glazed window to front aspect, uPVC Velux window to rear, wall mounted radiator, built in mirrored wardrobes to one wall. Panelled door to:

### ENSUITE

uPVC double glazed Velux window to rear, close coupled WC, pedestal mounted wash hand basin, walk in double shower with waterfall shower and hand held attachment, wall mounted heated towel rail, tiled surround, tiled floor.

### OUTSIDE REAR

Mainly laid to lawn, with Indian sandstone patio and raised decking area. Shingled slate and shrub borders. Hardstanding for shed, gated access to front.

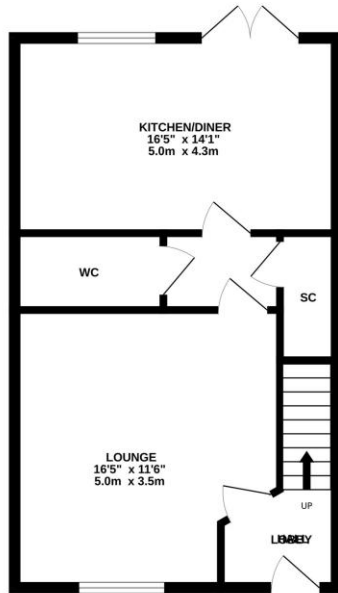
### DRIVEWAY PROVIDING OFF ROAD PARKING FOR TWO VEHICLES

### FRONT

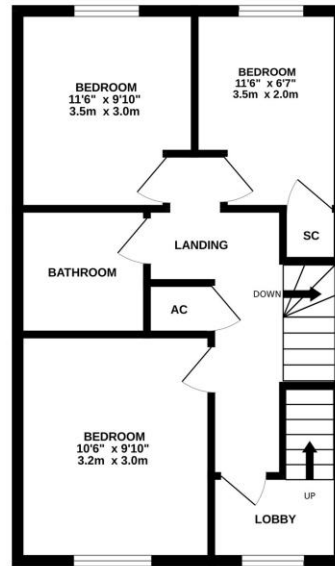
Landscaped garden, part laid to lawn with plants and shrubs.



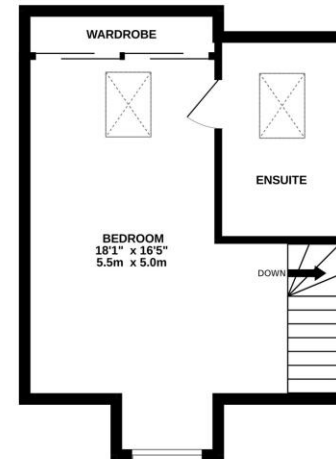
GROUND FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR  
458 sq.ft. (42.5 sq.m.) approx.



2ND FLOOR  
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA : 1245 sq.ft. (115.6 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 D

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council

## OFFICE

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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