



**Kennedy  
& Foster**

12 Arnold Rise  
Biggleswade  
SG18 8UF  
**£490,000**

- FOUR BEDROOMS DETACHED FAMILY HOME
- IMMACULATE THROUGHOUT
- 17FT KITCHEN/DINER
- UTILITY ROOM
- ENSUITE TO MAIN BEDROOM
- SHORT WALK TO CENTRAL SQUARE AND LOCAL SHOPS
- SOUTH FACING REAR GARDEN
- GARAGE AND DRIVEWAY





Built to high specification by Taylor Wimpey to the 'Lydford' design, this four bedroom detached home is presented throughout in immaculate condition, an internal viewing is highly recommended. Located at the end of a quiet cul-de-sac, this property benefits from a 17ft kitchen/diner with French doors opening onto a south facing garden, utility room, ensuite, garage, driveway for two/three cars and is within walking distance to the train station and town centre. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

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

#### **SPACIOUS ENTRANCE HALL**

Stairs to first floor accommodation with space under, uPVC double glazed window to side, wall mounted radiator, carpet stairs, recess spotlights to ceiling, tiled floor, built in cupboard, glazed panelled door to kitchen. Panelled doors to:

#### **CLOAKROOM**

Close coupled WC, pedestal mounted wash hand basin, tiled feature wall, wall mounted radiator, tiled splash back, tiled floor, recess spotlights to ceiling.

#### **LOUNGE**

14' 8" min x 10' 8" 16'2 into bay (4.47m x 3.25m) uPVC double glazed window to front aspect, wall mounted radiator, recess spotlights to ceiling, wood laminate floor.

#### **KITCHEN**

17' 6" x 11' 0" (5.33m x 3.35m) Beautiful kitchen with full range of high gloss handleless eye level and base units with wood effect work surface over and upstand. Stainless steel 1 1/2 bowl sink and drainer unit, double oven with gas hob, stainless steel splash back and extractor over. Integrated dishwasher, fridge and freezer, cupboard housing combi boiler. uPVC double glazed window & French doors to garden, wall mounted radiator, recess spotlights to ceiling. Panelled door to:

#### **UTILITY ROOM**

5' 1" x 4' 0" (1.55m x 1.22m) Fitted eye level and base units with wood effect work surface over and upstand, integrated washing machine/dryer, recess spotlights to ceiling, tiled floor.

#### **FIRST FLOOR LANDING**

Access to loft space, carpeted floor, recess spotlights to ceiling, wall mounted radiator. Panelled doors to:

#### **MASTER BEDROOM**

12' 5" x 10' 4" (3.78m x 3.15m) uPVC double glazed window to rear aspect, wall mounted radiator, wood laminate floor, twin ceiling light points over bed. Panelled door to:

### ENSUITE

Close coupled WC, pedestal mounted wash hand basin, shower unit with electric shower, wall mounted heated towel rail, recess spotlights to ceiling, tiled floor, fitted mirror, tiled surround.

### BEDROOM TWO

12' 5" x 10' 5" (10' 11) (3.78m x 3.18m) uPVC double glazed window to front aspect, wall mounted radiator, recess spotlights to ceiling.

### BEDROOM THREE

8' 8" (10' 10") x 6' 11" (2.64m (3.3m) x 2.11m) uPVC double glazed window to rear aspect, wall mounted radiator, wood laminate floor.

### BEDROOM FOUR

7' 3" x 6' 11" (2.21m x 2.11m) uPVC double glazed window to front aspect, wall mounted radiator, wood laminate floor.

### BATHROOM

Panelled bath with shower and screen, pedestal mounted wash hand basin, close coupled WC, wall mounted heated towel rail, fitted mirror with display shelf, recess spotlights to ceiling, tiled surround.

### REAR GARDEN

Landscaped garden with extended patio, well kept lawn with established shrubs and raised planters with well positioned established flamingo willow and apple trees, rose bush, paved path leading to further paved area, outside tap, hardstanding to rear of garage perfect to hide shed and washing line, courtesy door to garage.

### FRONT

Shingled slate garden with shrubs and plants, path to front door, gated side access to rear garden.

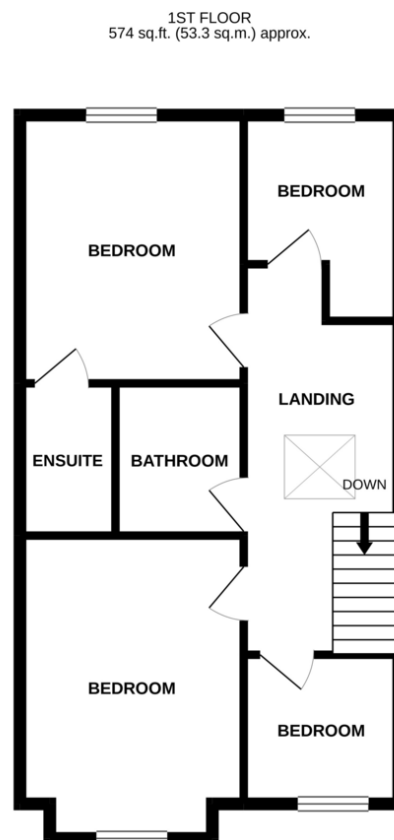
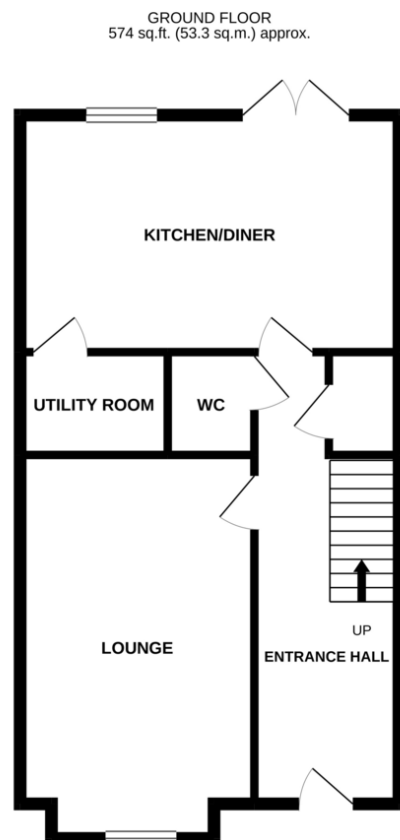
### DRIVEWAY

Providing off road parking for two/three vehicles, 7kW EV charger.

### GARAGE

Power and light, personnel door to rear garden, up and over door, space for storage and vendors have a gym area set up.





TOTAL FLOOR AREA: 1148 sq.ft. (106.7 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		93 A
81-91	B	83 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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