



**Kennedy
& Foster**

**3 Fox Close
Dunton
SG18 8RF
£750,000**

- DETACHED EXECUTIVE FAMILY HOME
- FOUR DOUBLE BEDROOMS
- FOUR RECEPTION ROOMS
- UTILITY AND CLOAKROOM
- FOUR PIECE ENSUITE
- LARGE ESTABLISHED GARDEN
- DOUBLE GARAGE AND AMPLE OFF ROAD PARKING
- NO UPWARD CHAIN



An impressive detached family home offered for sale with no upward chain. This executive style property boasts four reception rooms to include a study, conservatory and 18ft lounge with a fireplace. There are four generous bedrooms with an 18ft main bedroom benefiting from a four piece ensuite. The property occupies an attractive plot with mature gardens, double garage and off road parking for several vehicles. All of this set on a private road in a village location close to Biggleswade with its retail park and station. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

COVERED PORCH

FRONT DOOR INTO:

ENTRANCE HALL

Radiator, stairs rising to first floor with recess under, built in cupboard. Doors to:

LOUNGE

18' 02" x 14' 11" (5.54m x 4.55m) Double radiator, open fireplace (STS) coving to ceiling, dual aspect double glazed windows.

STUDY

10' 11" x 8' 02" (3.33m x 2.49m) Radiator, double glazed window, coving to ceiling.

DINING ROOM

15' 00" x 10' 11" (4.57m x 3.33m) Tiled floor, coving to ceiling, radiator. Archway to:

CONSERVATORY/ RECEPTION ROOM

15' 03" x 13' 08" (4.65m x 4.17m) Tiled floor, double glazed French doors to rear garden.

KITCHEN/BREAKFAST ROOM

14' 07" x 10' 10" (4.44m x 3.3m) Range of wall, base and drawer units with work surface over and under cupboard lighting. Tiled floor, built in double oven, induction hob, circular bowl sink and drainer unit with mixer tap over, built in fridge/freezer, radiator, coving to ceiling, double glazed window to rear. Door to:

UTILITY ROOM

10' 11" x 5' 09" (3.33m x 1.75m) Wall and base units with work surface over, space for washing machine and tumble dryer, stainless steel single drainer sink unit with mixer tap, coving to ceiling, double glazed door and window to rear, radiator.

CLOAKROOM

Low level WC, pedestal basin, radiator, double glazed frosted window to front, radiator, coving to ceiling, consumer unit, tiled walls.

FIRST FLOOR LANDING

Double glazed window, airing cupboard, coving to ceiling. Doors to:

MASTER BEDROOM

18' 03" x 14' 03" (5.56m x 4.34m) Dual aspect double glazed windows, radiator, fitted wardrobes, dressing table and drawers. Coving to ceiling. Door to:

FOUR PIECE ENSUITE

10' 10" x 8' 01" (3.3m x 2.46m) Corner bath, pedestal basin, low level WC, shower cubicle, radiator, coving to ceiling, tiled walls, frosted double glazed window.

BEDROOM TWO

14' 11" x 10' 11" (4.55m x 3.33m) Coving to ceiling, double glazed window, radiator.

BEDROOM THREE

12' 06" x 7' 04" plus 3'06" door recess(3.81m x 2.24m)
Two double glazed windows to rear, radiator.

BEDROOM FOUR

11' 0" x 8' 0" (3.35m x 2.44m) Radiator, double glazed window to rear, coving to ceiling.

BATHROOM

12' 03" x 5' 08" (3.73m x 1.73m) Bath with mixer tap and shower over, pedestal basin, low level WC, radiator, frosted double glazed window to front, coving to ceiling, shaver point.

OUTSIDE

FRONT GARDEN

Trees, shrubs, lawn, gated side access to rear garden, block paved driveway to:

GARAGE

17' 09" x 15' 05" (5.41m x 4.7m) Electric up and over door, door to rear garden.
Further parking opposite driveway and further garden of trees, shrubs and lawn.

SIDE GARDEN

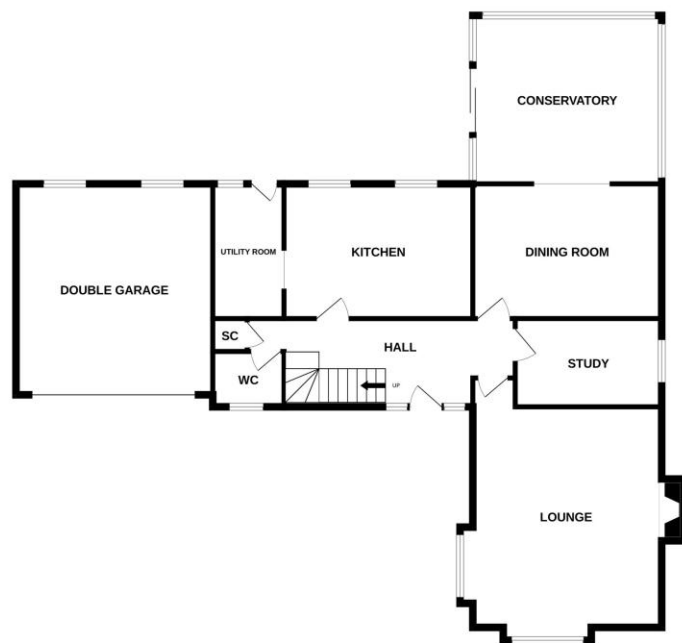
Paved patio, shed, gated side access.

REAR GARDEN

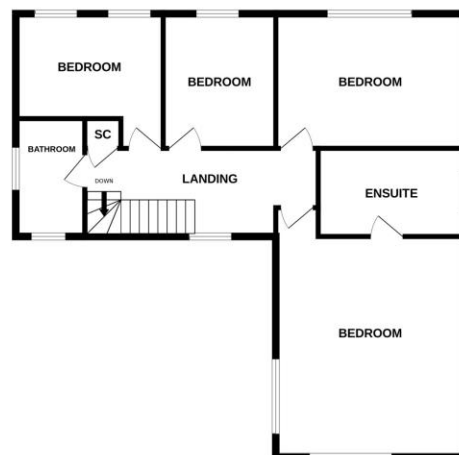
Mainly laid to lawn, trees, shrubs, shed, gated side access, outside lights, outside tap.
Shed/Office (13' 07" x 9' 08") with power and light.



GROUND FLOOR



1ST FLOOR



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 G

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	57 D	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. The floorplan and pictures should not be relied upon for the purchase of any fixtures and fittings. Whilst every care has been taken to ensure the measurements accuracy, they are approximate for general guidance purposes only and potential buyers are advised to recheck the measurements. Please take note that we do not test appliances or carry out any form of a survey, we advise you carry out your own investigation. If requested, we may refer you to our recommended providers such as Conveyancers and Financial Services. For this we may receive a commission fee, you are not obligated to use the recommended providers. Where applicable any lease details and property charges are given as a guide from the vendors, this should be checked prior to agreeing a sale.