



**Kennedy
& Foster**

15 Primrose Close

Biggleswade

SG18 8SN

Guide Price £625,000

- EXTENDED FOUR BEDROOM DETACHED FAMILY HOME
- SEPARATE RECEPTION ROOMS
- LOUNGE
- KITCHEN/DINING/FAMILY ROOM
- UTILITY ROOM
- DOWNSTAIRS SHOWER ROOM
- REFITTED EN SUITE AND FAMILY BATHROOM
- SOUGHT AFTER CLOSE ON SAXON GATE DEVELOPMENT



OPEN DAY SATURDAY 25TH OCTOBER- BY APPOINTMENT - OTHER DAYS AND TIME CAN APPLY.
An extended and beautifully presented four bedroom detached family home located on the sought after Saxon Gate development in a small close of similar properties. Offered for sale in beautiful condition and a stunning refitted kitchen/dining/family room with a centre Island and quartz worksurfaces. The property also boasts two further reception rooms, a utility room, downstairs shower room, refitted en suite and bathroom and a private landscaped rear garden. Contact Kennedy & Foster the sole agents to arrange your viewing.

FROSTED DOUBLE GLAZED FRONT DOOR INTO;

ENTRANCE HALL

Stairs rising to first floor with recess under. Tiled floor. Built in cupboard with spotlights and wall mounted boiler. Vertical panel radiator. Spotlights to ceiling. Opening into kitchen/dining/family room. Panelled doors to:

LOUNGE

16' 6 into bay" x 10' 6 max" (5.03m x 3.2m) Double glazed bay window to front aspect. Two wall mounted radiators. Coving to ceiling. Chimney breast with electric wood burner and tiled hearth. Recess for TV.

OFFICE/PLAYROOM

13' 5" x 7' 7" (4.09m x 2.31m) Double glazed window to front aspect. Wall mounted radiator. Access to loft space.

KITCHEN/DINING/FAMILY ROOM

16' 9 widening to 24'5 " x 19' 01" (5.11m x 5.82m) A beautiful open plan living dining space with a range of refitted handleless eye level and base units with quartz worksurface over. 1 1/2 bowl sink unit with drainer incorporated into worksurface. Twin integrated fridge and freezer. Integrated dishwasher and built in storage. Built in double ovens at eyelevel. Centre ISLAND with induction hob with integrated extractor. Tiled splashbacks. Tiled floor. Spotlights to ceiling. Three vertical panel radiators. Triple sliding patio doors to garden. Vaulted ceiling to family area with triple vaulted velux windows. Wall mounted air conditioning unit. Triple sliding patio doors to garden. Panelled door to:

UTILITY ROOM

7' 11" x 5' 8" (2.41m x 1.73m) uPVC double glazed door to side. Fitted larder cupboards. Quartz worksurfaces with upstand space under for washing machine and dryer. Tiled floor. Spotlights to ceiling. Vertical panel radiator. Panelled door to:

SHOWER ROOM

Walk in shower cubicle with rainfall shower and separate handheld shower. Herringbone tiled splashback. Wall mounted sink with cupboard under. Close couple w.c. Frosted door to side. Tiled floor. Spotlights to ceiling.

FIRST FLOOR LANDING

Access to loft space. Built in cupboard housing hot water cylinder. uPVC double glazed window to front aspect. Panelled doors to:

BEDROOM

11' 5 min" x 11' 1" (3.48m x 3.38m) uPVC double glazed window to front aspect. Built in mirrored wardrobes. Panelled door to:

Frosted uPVC double glazed window to side aspect. Vanity unit incorporating w.c and wash hand basin with built in cupboard and display shelf over. Double shower unit with rainfall shower, tiled splashback. Tiled floor. Wall mounted heated towel rail. Spotlights to ceiling.

BEDROOM

10' 8" x 8' 1" (3.25m x 2.46m) uPVC double glazed window to front aspect. Wall mounted radiator.

BEDROOM

10' 00" x 7' 10" (3.05m x 2.39m) uPVC double glazed window to rear access. Wall mounted radiator.

BEDROOM

8' 5" x 8' 00" (2.57m x 2.44m) uPVC double glazed window to rear access. Wall mounted radiator.

BATHROOM

Refitted suite comprising panelled bath with rainfall shower and separate hand held shower attachment, bi fold screen. Vanity unit incorporating W.C and wash hand basin with built-in cupboard under and display shelf over. Tiled splashback. Tiled floor. Heated towel rail. Frosted double glazed window to rear aspect. Spotlights to ceiling.

OUTSIDE

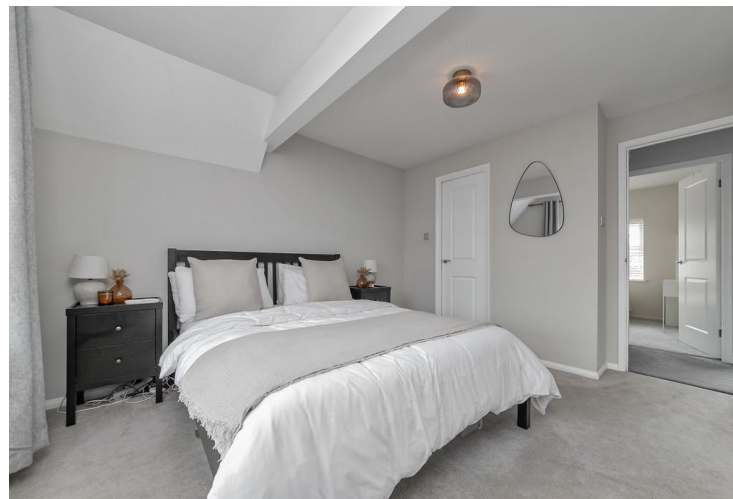
FRONT GARDEN

Lawned garden with shingled borders. Gated side access to rear garden.
DRIVEWAY with parking for approx. 3/4 cars.

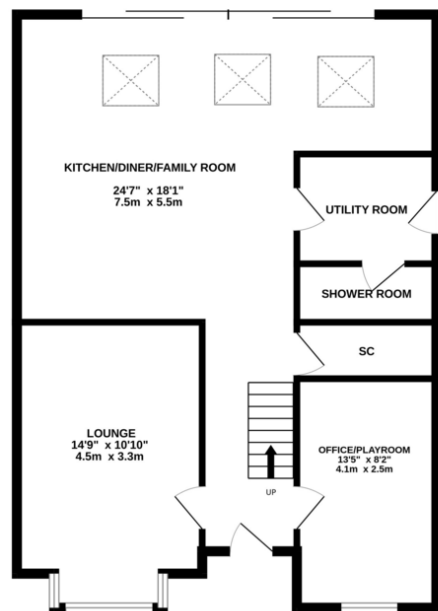
REAR GARDEN

Porcelain tiled patio the width of the garden with raised lawn. Further porcelain tiled patio with gazebo ideal for Alfresco dining.

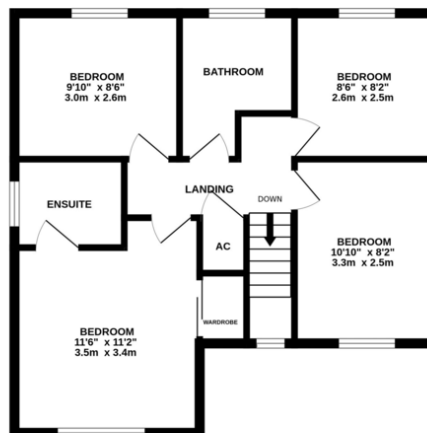
EN SUITE



GROUND FLOOR
830 sq.ft. (77.1 sq.m.) approx.



1ST FLOOR
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA : 1365 sq.ft. (126.8 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		
81-91	B		82 B
69-80	C		
55-68	D	66 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.