



**Kennedy
& Foster**

17 Playfield Close
Biggleswade
SG18 8JL
£550,000

- FOUR BEDROOM DETACHED FAMILY HOME
- SEPARATE RECEPTION ROOMS
- KITCHEN WITH FAMILY ROOM
- WELL PRESENTED THROUGHOUT
- REFITTED ENSUITE
- ATTRACTIVE REAR GARDEN
- GARAGE AND DRIVEWAY FOR FOUR CARS
- CLOSE TO TOWN AND STATION



This well presented four bedroom detached family home conveniently located for the station, town and schools. Occupying an attractive plot with well kept rear garden and off road parking for several vehicles, the property also benefits from separate reception rooms, kitchen with open plan family room and a refitted ensuite. Contact Kennedy & Foster the Sole Agent to arrange your viewing.

UPVC DOUBLE GLAZED DOOR INTO:

ENTRANCE HALL

Wood laminate floor, wall mounted radiator, stairs rising to first floor accommodation with built in cupboard under, coving to ceiling. Panelled doors to:

CLOAKROOM

Frosted uPVC double glazed window to side aspect, close coupled WC, wall mounted wash hand basin, tiled splash back to dado height, wall mounted radiator, tiled floor.

KITCHEN

13' 0" x 9' 11" (3.96m x 3.02m) Range of fitted eye level and base units with contrasting work surface over and metro style tiled splash back, spotlights to ceiling, 6 burner gas hob with chimney style extractor over, built in triple oven and microwave at eye level. 1 1/2 bowl sink and drainer unit, integrated fridge and freezer, dishwasher, space for washing machine, wall mounted boiler and radiator. Opening to:

FAMILY ROOM

13' 3" x 11' 0" (4.04m x 3.35m) Vaulted ceiling with double glazed Velux windows to three aspects and spotlights. uPVC double glazed windows to two aspects and double glazed doors to patio, wall mounted radiator.

LOUNGE

16' 2" x 11' 4" (4.93m x 3.45m) uPVC double glazed French doors to patio, recess display alcove with glass shelves, coving to ceiling, electric fire with surround and hearth, wall mounted radiator.

DINING ROOM

10' 8" x 9' 9" (3.25m x 2.97m) uPVC double glazed window to front aspect, wood laminate floor, wall mounted radiator, coving to ceiling.

FIRST FLOOR LANDING

uPVC double glazed window to front aspect, built in cupboard housing hot water cylinder and linen shelving. Panelled doors to:

BEDROOM

10' 7" to wardrobes x 10' 0" (3.23m x 3.05m) uPVC double glazed window to rear aspect, wall mounted radiator, coving to ceiling, fitted bedroom furniture to one wall. Panelled door to:

ENSUITE

Frosted uPVC double glazed window to rear aspect. Refitted suite to comprise of close coupled WC, walk in shower unit with rainfall shower and hand held attachment, wall mounted wash hand basin with drawers under, wall mounted heated towel rail, tiled surround, tiled floor.

BEDROOM

10' 5" to wardrobe x 10' 1" (3.18m x 3.07m) uPVC double glazed window to front aspect, coving to ceiling, wall mounted radiator, fitted wardrobes to one wall

BEDROOM

10' 0" x 6' 2" (8' 3") (3.05m x 1.88m) uPVC double glazed window to rear aspect, coving to ceiling, wall mounted radiator.

BEDROOM

8' 8" x 6' 7" (6' 9") (2.64m x 2.01m) uPVC double glazed window to front aspect, coving to ceiling, wall mounted radiator.

BATHROOM

uPVC double glazed frosted window to side aspect, close coupled WC, pedestal mounted wash hand basin. Panelled bath with shower attachment, tiled splash back, tiled floor.

OUTSIDE REAR

Well kept garden. Extensive slate patio with path leading to gazebo, paved brick borders with mature plants, trees and shrubs. Raised garden mainly laid to lawn, fitted shed, outside tap, gated side access leading to:

FRONT

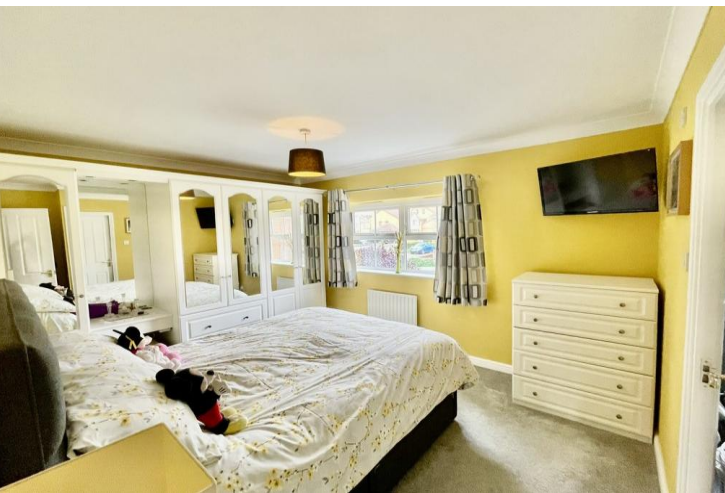
Wall mounted car charger, stone borders with shrubs, planets and trees.

DRIVEWAY

Block paved driveway providing off road parking for four cars.

GARAGE

Roller door with power and light.



COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

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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.