



**Kennedy
& Foster**

17 Daffodil Drive
Biggleswade
SG18 8YU
£465,000

- FOUR BEDROOMS
- IMMACULATE THROUGHOUT
- VERSATILE ACCOMMODATION OVER THREE FLOORS
- FAMILY ROOM/DINING ROOM
- FIRST FLOOR LOUNGE/CINEMA ROOM
- ENSUITE
- BATHROOM & SHOWER ROOM
- DRIVEWAY FOR THREE CARS



An immaculate three storey town house on the Orchard Chase development, close to local shops, leisure facilities and retail park. 'The Eastbury' offer versatile accommodation to include a family/dining room, cloakroom and a beautiful kitchen on the ground floor. To the first floor is a bathroom, guest bedroom with fitted wardrobes and a large 16ft lounge/cinema room, which could be used as a bedroom. To the second floor is the main bedroom with ensuite and fitted wardrobes, two further bedrooms and a shower room. Internal viewing is essential to appreciate this wonderful home that is less than two years old.

FRONT DOOR INTO:

ENTRANCE HALL

Radiator. Cupboard housing consumer unit. Stairs to first floor landing. Door to:

OPEN PLAN INNER HALL

Understairs storage cupboard. Opening to kitchen and living/dining space. Door to:

KITCHEN

11' 02" x 8' 11" (3.4m x 2.72m) Range of wall, base and drawer units with work surfaces over. Integrated fridge/freezer, dish washer and washing machine. 1 1/2 bowl sink unit with mixer tap. Under cupboard lighting. Radiator. Cupboard housing boiler. uPVC double glazed window to front.

CLOAKROOM

W.C. Pedestal/basin. Heated towel rail.

DINING/LIVING SPACE

16' 01" x 12' 01" (4.9m x 3.68m) uPVC double glazed window and French doors to rear garden.

FIRST FLOOR LANDING

uPVC double glazed window to front. Radiator. Airing cupboard with cylinder. Door to:

BEDROOM / 2ND RECEPTION ROOM

16' 00" x 10' 02" (4.88m x 3.1m) uPVC double glazed Juliet balcony and uPVC double glazed window to rear. Two radiators.

BEDROOM

10' 11" x 9' 01" (3.33m x 2.77m) Built in double wardrobe with sliding mirrored doors. Radiator. uPVC double glazed windows to rear.

BATHROOM

Panelled bath with mixer tap and rainwater head shower and shower attachment. Heated towel rail. Low level w.c. Vanity basin with drawer under.

SECOND FLOOR LANDING

Radiator. Doors to:

BEDROOM

11' 08" x 10' 07" to front of wardrobes." (3.56m x 3.23m)
Built in triple wardrobes with mirrored sliding doors.
Radiator. uPVC double glazed window to front. Door to:

EN SUITE

Double shower with rain water head shower over and hand held attachment. Vanity basin cupboard under.
Low level w.c. Heated towel rail. Shaver points.
Frosted uPVC double glazed window to front.

BEDROOM

11' 04 max" x 7' 07" (3.45m x 2.31m) Radiator. uPVC double glazed window to rear.

BEDROOM

9' 11" x 8' 02" (3.02m x 2.49m) Radiator. uPVC double glazed window to rear.

SHOWER ROOM

Fully tiled double shower with shower over. Vanity basin drawers under. Low level w.c. Heated towel rail.

OUTSIDE

FRONT

Block paved parking and drive next to property.
Shrubs. Gated side access to rear garden.

REAR GARDEN

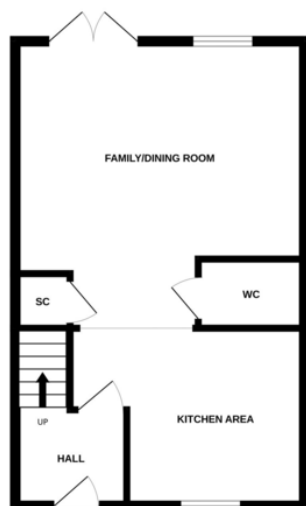
Laid to lawn. Electric points. Outside tap. Patio. Shed.

AGENTS NOTES

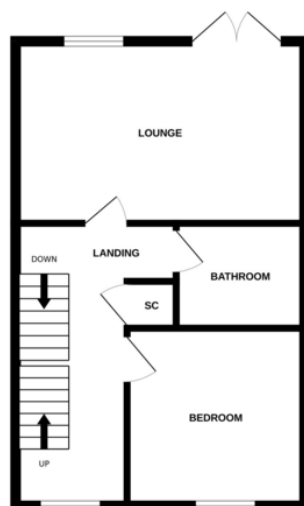
Estate charge to be confirmed by solicitors.



GROUND FLOOR



1ST FLOOR



2ND 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 E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	85 B	
69-80	C		
55-68	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.