



**Kennedy
& Foster**

14 Coltsfoot
Biggleswade
SG18 8SR
£550,000

- FOUR GOOD SIZED BEDROOMS
- LOUNGE WITH BAY WINDOW
- KITCHEN/FAMILY/DINING ROOM
- WELL PRESENTED THROUGHOUT
- CLOAKROOM, ENSUITE AND FAMILY BATHROOM
- UTILITY ROOM
- GENEROUS GARDEN
- SAXON GATE DEVELOPMENT



A real credit to the owners, this four good sized bedroom detached property is positioned in this sought after close on the popular Saxon Gate development. The property has an improved kitchen/dining/family room and a spacious utility, lounge, cloakroom, ensuite and family bathroom. To compliment this gorgeous home is garage, driveway and a generous rear garden. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

UPVC DOUBLE GLAZED FRONT DOOR WITH GLASS SIDE PANELS TO:

ENTRANCE HALL

Tiled slate floor, radiator, stairs to first floor with chrome spindles, coving to ceiling, inset lighting, recess under stairs. Doors to:

CLOAKROOM

Low level WC, wash hand basin, tiled splash back, tiled slate floor, heated towel rail, extractor fan.

LOUNGE

14' 09" plus bay x 10' 08" (4.5m x 3.25m) uPVC double glazed bay window to front, radiator, tiled hearth, wooden beam over, coving to ceiling, inset lighting. Double doors with glazed panels to:

KITCHEN/DINING/FAMILY ROOM

25' 04" x 11' 02" narrowing to 9' 00" (7.72m x 3.4m) Wall, base and drawer units with granite work surface over, inset sink with mixer tap, built in double oven, 5 burner gas hob and extractor hood over, under cupboard lighting, built in Bosch dishwasher, vertical radiator, two uPVC double glazed French doors to rear garden, inset lighting, slate tiled floor. Door to:

UTILITY ROOM

10' 3" x 8' 00" (3.12m x 2.44m) Wall, base and double larder cupboard, work surface over, space for washing machine and tumble dryer, stainless steel single drainer sink unit with mixer tap, radiator, space for fridge/freezer, slate tiled floor.

FIRST FLOOR LANDING

Access to partially bordered loft, inset lighting, double doors to airing cupboard with cylinder and shelving. Doors to:

MASTER BEDROOM

13' 03" x 12' 09" into bay (4.04m x 3.89m) Built in triple wardrobes with mirrored sliding doors, radiator, uPVC double glazed window to front. Door to:

ENSUITE

Fully tiled walk in double shower with shower over, pedestal basin, low level WC, tiled floor and walls, inset lighting, uPVC double glazed window to side, heated towel rail.

BEDROOM

12' 0" x 8' 05" (3.66m x 2.57m) Built in triple wardrobes with mirrored sliding doors, radiator, uPVC double glazed window to front.

BEDROOM

9' 07" x 9' 03" (2.92m x 2.82m) Built in double wardrobe with mirrored sliding doors, radiator, wood framed double glazed window to rear.

BEDROOM

12' 02" x 8' 01" (3.71m x 2.46m) Radiator, wood framed double glazed window to rear, laminate floor.

BATHROOM

'P' shaped bath with mixer tap and shower over, vanity basin with cupboard under and close coupled WC, heated towel rail, wood framed double glazed frosted window to rear, shaver points, recessed mirror with lights, extractor fan.

OUTSIDE

FRONT

Double width block paved driveway and gravel that provides further parking.

GARAGE (CONVERTED TO STORE AND UTILITY)

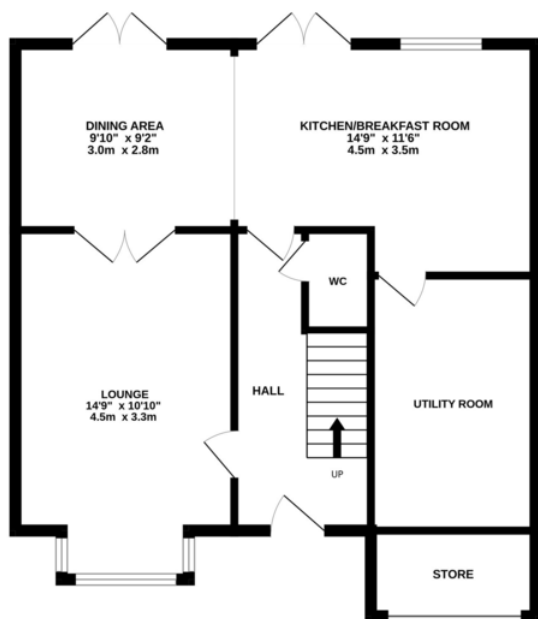
Roll up electric door, storage and power and light.

REAR GARDEN

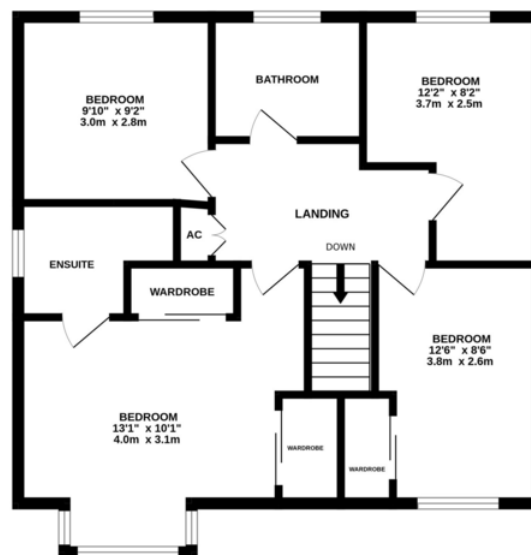
Laid to lawn, patio, slate areas, well stocked shrubs, flowers and trees, water feature, gated side access to both sides, outside tap, electric point.



GROUND FLOOR
657 sq.ft. (61.0 sq.m.) approx.



1ST FLOOR
623 sq.ft. (57.9 sq.m.) approx.



TOTAL FLOOR AREA : 1280 sq.ft. (118.9 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		
69-80	C	74 C	78 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.