



**Kennedy
& Foster**

5 Gilbert Avenue
Biggleswade
SG18 8FZ

£445,000

- OAKFORD DESIGN
- 4 BEDROOM DETACHED
- LOUNGE/DINER WITH FRENCH DOORS ONTO GARDEN
- KITCHEN/BREAKFAST ROOM WITH BAY WINDOW
- UTILITY & CLOAKROOM
- ENSUITE & FAMILY BATHROOM
- GARAGE & DRIVEWAY
- KINGS REACH DEVELOPMENT



Built to "The Oakford" design this well presented four bedroom detached property offering well designed accommodation to include: Entrance hall, utility room, cloakroom, lounge/dining room, kitchen/breakfast room, 4 bedrooms, en suite & family bathroom. To compliment this beautiful home is an East facing rear garden, garage, and driveway to the side. The property is situated in a sought after no through road on the Kings Reach development. Contact Kennedy & Foster the Sole Agent for further details.

FRONT DOOR INTO:

ENTRANCE HALL

Light Oak laminate flooring. Stairs to first floor with recess space under. Storage cupboard with hanging rail and shelf. Consumer unit. Double radiator. uPVC double glazed window to side. Doors to:

UTILITY ROOM

6' 07" x 6' 03" (2.01m x 1.91m) Integrated washing machine. Space for tumble dryer. "Symphony" wall mounted cupboards. Tiled flooring. Door to:

CLOAKROOM

6' 03" x 4' 08" (1.91m x 1.42m) Low level w.c. Pedestal basin. Radiator. Tiled floor.

LOUNGE

20' 00" x 13' 00" (6.1m x 3.96m) uPVC double glazed windows to rear and side. uPVC double glazed French doors to rear garden. Light Oak laminate flooring. TV aerial point. Electric point for fire. Double and single radiator.

KITCHEN/BREAKFAST ROOM

13' 06" x 13' 00" (4.11m x 3.96m) Fitted with "Symphony" wall, base and drawer units with work surfaces over. Built in Electrolux dishwasher & fridge freezer. Built in fan assisted Neff double oven, Electrolux gas hob and extractor hood over. 1 1/2 bowl stainless steel single drainer sink unit with mixer tap. Cupboard housing boiler. Wired for under cupboard lighting. Tiled flooring. Radiator. uPVC double glazed bay window to front.

FIRST FLOOR LANDING

Access to boarded loft with ladder, reinforced to take additional loading and insulated to protect stored items. Light and power. Radiator. uPVC double glazed window to side. Walk in cupboard with shelf. Doors to:

MASTER BEDROOM

13' 06" x 10' 09" (4.11m x 3.28m) Radiator. uPVC double glazed Bay window to front. TV aerial point.

Door to:

ENSUITE

Fully tiled en suite. Double shower with sliding door & shower over. Shaver point. Low level w.c. Pedestal basin. Tiled floor. Double radiator. Inset lighting.

BEDROOM TWO

11' 04" x 10' 09" (3.45m x 3.28m) Radiator. uPVC double glazed window to rear. Radiator. TV Aerial point.

BEDROOM THREE

9' 00" x 7' 05" (2.74m x 2.26m) Radiator. uPVC double glazed window to front. TV Aerial point.

BEDROOM FOUR

9' 00" x 7' 05" (2.74m x 2.26m) Radiator. uPVC double glazed window to rear. Telephone point. TV aerial point. Currently being used as an office. Additional power sockets as designed for a Home Office use.

BATHROOM

Panelled bath with mixer tap and hand held shower attachment and shower over. Low level w.c. Pedestal basin. Heated towel rail. Shaver point. Tiled floor. Fully tiled walls.

OUTSIDE

Driveway with parking for 2 cars. Leading to:

GARAGE

18' 03" x 9' 10" (5.56m x 3m) Up and over door. Power & light. Eaves storage. Personnel door to rear garden.

REAR GARDEN

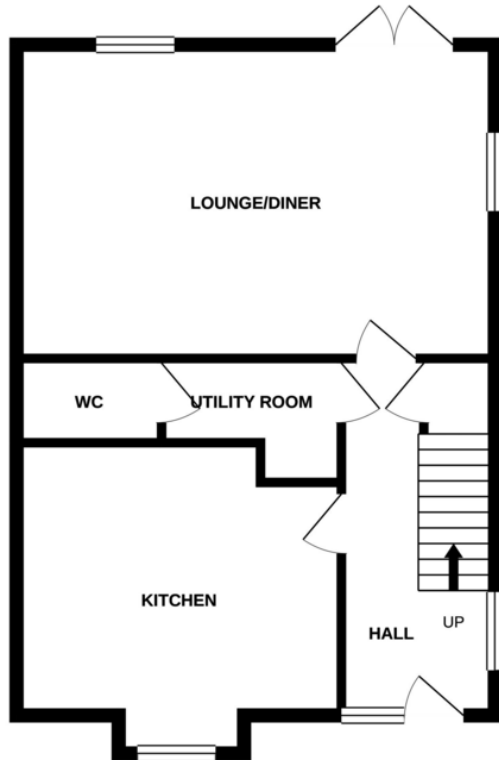
East Facing private garden. Laid to lawn. Shingled corner with bench. Mature shrubs and flower beds. Paved patio. Electric point. Outside tap. Sensor lighting. Personnel door to garage. Gated side access.

AGENTS NOTES

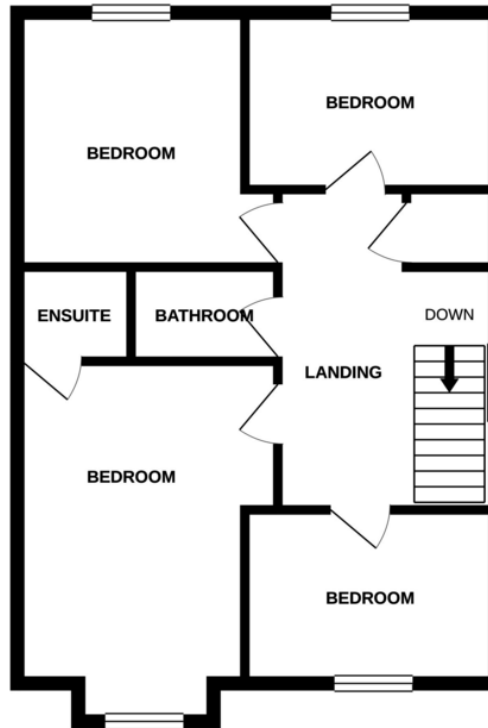
There is an alarm fitted to the property.



GROUND FLOOR
53.2 sq.m. (572 sq.ft.) approx.



1ST FLOOR
53.2 sq.m. (573 sq.ft.) approx.



TOTAL FLOOR AREA : 106.4 sq.m. (1145 sq.ft.) 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

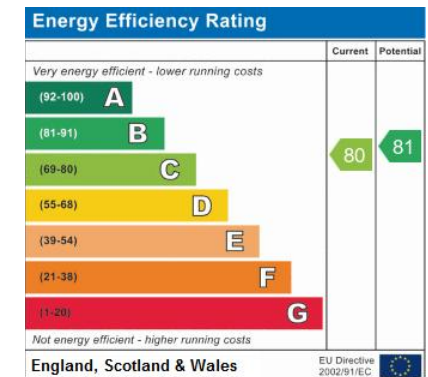
Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements