



**Kennedy
& Foster**

10 Torquay Close
Biggleswade
SG18 0FS

£500,000 oieo

- EXTENDED
- BEAUTIFULLY PRESENTED
- MUCH IMPROVED TO A HIGH SPEC
- KITCHEN/FAMILY ROOM WITH ISLAND
- FOUR DOUBLE BEDROOMS
- REFITTED FAMILY BATHROOM
- MASTER SUITE TO INCLUDE FOUR-PIECE EN SUITE
- GARAGE & DRIVEWAY



Extended and much improved to a high specification, this four double bedroom detached property with garage and driveway, situated on the desirable Maythorns Development. This stunning home which has planning permission to extend further has accommodation on 3 levels as follows: Entrance hall, cloakroom, lounge with dual aspect windows, modern kitchen/family room with island, family bathroom & a spacious en suite to The Master Suite. Contact Kennedy & Foster the Sole Agent for further details.

FRONT DOOR INTO:

ENTRANCE HALL

Solid Oak wooden flooring. Oak glass balustrade stairs to first floor with storage cupboard under. Spotlights. Radiator. Doors to cloakroom, lounge and kitchen/family room.

CLOAKROOM

Two-piece suite comprising low level w.c. Pedestal wash hand basin with mixer tap. Tiled feature wall and splash back. Solid Oak flooring. Radiator. Extractor fan.

LOUNGE

17' 02" x 10' 09" (5.23m x 3.28m) Dual aspect with uPVC double glazed windows to front and side. Radiator. Ceiling & spotlights.

KITCHEN/FAMILY ROOM

17' 09" x 16' 09" widening to 23'06" (5.41m x 5.11m) White gloss wall, base and drawer units with solid work surfaces over. An Island with 1 1/2 bowl moulded sink with mixer tap. Pull out larder cupboards. Dual aspect with uPVC double glazed windows to front and side. uPVC double glazed French doors to rear garden. Electric Velux windows in the vaulted ceiling. Two built in single ovens, microwave and warming drawer, 5 ring induction hob with extractor fan over. Integrated dishwasher. Space for fridge freezer & washing machine. Cupboard housing

boiler. Solid oak flooring. Spotlights. Feature hanging lights and under cupboard lighting. Walk in pantry cupboard with shelving. Three radiators. Door to driveway.

FIRST FLOOR LANDING

Airing cupboard housing hot water cylinders and solar controls. Radiator. Spotlights. Oak glass balustrade stairs to second floor. Doors to:

BEDROOM TWO

10' 09" x 10' 01" (3.28m x 3.07m) Built in double wardrobe with mirrored doors. Spotlights and ceiling light. uPVC double glazed window to front. Storage cupboard with shelving & large under stairs storage cupboard. Radiator.

BEDROOM THREE

10' 11" x 9' 07" (3.33m x 2.92m) Built in double wardrobe. Over stairs storage cupboard. uPVC double glazed window to front. Radiator.

BEDROOM FOUR

10' 09" x 7' 05" (3.28m x 2.26m) Built in double wardrobe. uPVC double glazed window to side. Radiator.

REFITTED BATHROOM

Refitted three-piece suite with vanity furniture to include a moulded sink & back to wall w.c. Bath with shower screen, rainwater head shower and handheld attachment. Tiled walls around bath and fully tiled floor. Illuminated mirror with touch sensor control. Frosted uPVC double glazed window to side. Spotlights. Extractor fan. Heated towel rail. Shaver socket.

SECOND FLOOR LANDING

Loft hatch. Door to:

MASTER SUITE

13' 06" x 10' 09" plus dressing area (4.11m x 3.28m) Dual aspect with Dormer window to front and electric Velux window to rear. Spotlights. Radiator. Fitted wardrobes with sliding mirrored doors. Leading to:

EN SUITE

Four-piece bathroom suite with free standing bath and floor standing tap. Walk in bespoke shower cubicle with digital shower. His and hers wall hung sink with white quartz work surfaces over and double drawer storage under. Wall hung w.c. Split face quartz tiled feature wall. Tiled walls and floor with underfloor heating. Heated towel rail. Dual aspect with dormer window to front and electric Velux window to rear. Spotlights and feature mood lighting. Extractor fan. Shaver socket. Cupboard with shelving. Eaves storage.

OUTSIDE

FRONT

Paved pathway leading to front door. Slate border. Driveway for parking 4/5 vehicles.

GARAGE

Up and over door. Power and light.

REAR GARDEN

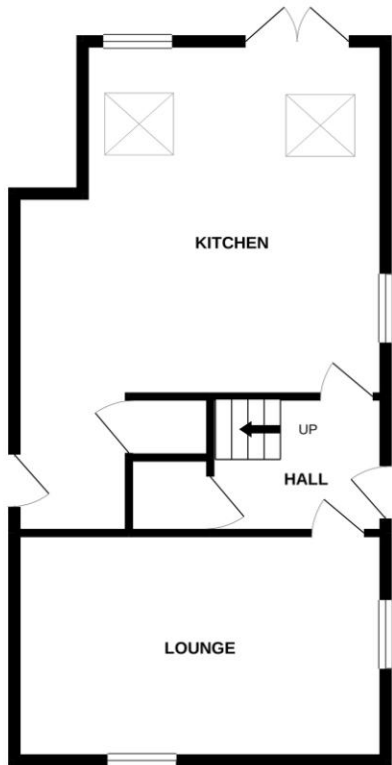
Fully enclosed by brick wall and fencing. Gated access to front and further gate leading to driveway. Large shed with power and light. Artificial grass and porcelain tiled patio. Raised beds. Slate and tiled borders. Outside lighting. Outside tap. Electric sockets.

AGENTS NOTES

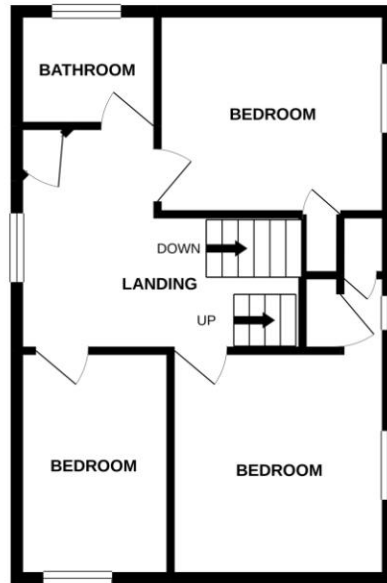
Planning permission is granted to build a new single garage, to convert the existing garage to an additional reception room, and to build a utility to join the house with existing garage. Plans include bi-folding doors on back of new room & current kitchen. Approx. 4.5 years remaining. A digital copy of the plans are available on request.



GROUND FLOOR
54.3 sq.m. (584 sq.ft.) approx.



1ST FLOOR
44.5 sq.m. (479 sq.ft.) approx.



2ND FLOOR
34.6 sq.m. (372 sq.ft.) approx.



TOTAL FLOOR AREA : 133.4 sq.m. (1436 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 D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	84
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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