



**Kennedy
& Foster**

16 Walnut Avenue (Plot 83)

Biggleswade

SG18 9GT

£600,000

- BRAND NEW FOUR BEDROOM EXECUTIVE HOME
- READY TO MOVE INTO
- FITTED KITCHEN/FAMILY/DINING ROOM
- SEPARATE UTILITY ROOM
- HIGH SPECIFICATION ENSUITE AND FAMILY BATHROOM
- GARAGE AND DRIVEWAY
- DESIRABLE LEW PARK DEVELOPMENT



Situated on the edge of the popular village of Langford on the desirable Lewin Park Development, this BRAND NEW executive good size four bedroom detached home, built to the 'Winkfield' design, has had many upgrades that include the flooring and turf laid to the garden. The property has a spacious floor plan as follows: Entrance hall, cloakroom, utility room, kitchen/family/dining room, lounge, ensuite and family bathroom. To compliment this plot is the benefit of a garage and driveway to the side of the property. Contact Kennedy & Foster to arrange your viewing.

COMPOSITE FRONT DOOR INTO:

ENTRANCE HALL

Amtico herringbone flooring, stairs to first floor landing with carpet fitted, storage cupboard, radiator. Panelled doors to:

CLOAKROOM

Amtico herringbone flooring, low level WC, pedestal basin, radiator.

UTILITY ROOM

8' 00" x 50' 8" (2.44m x 15.44m) Silestone work surface, space for washing machine and tumble dryer under. Cupboard housing boiler, inset sink, radiator, Amtico herringbone floor, composite double glazed door to side.

STUDY

9' 08" x 8' 01" (2.95m x 2.46m) uPVC double glazed window to front, radiator, carpet fitted.

LOUNGE

17' 10" x 11' 05" (5.44m x 3.48m) uPVC double glazed bay window to front, carpet fitted, radiator.

KITCHEN/FAMILY/DINING ROOM

21' 09" x 9' 0" (6.63m x 2.74m) Range of wall, base and drawer units with Silestone work surface over. Built in oven grill, 5 ring gas hob with extractor hood over, 1 1/2 bowl single drainer with mixer tap, integrated dishwasher and fridge/freezer, uPVC double glazed window and French doors to rear garden, radiator, Amtico herringbone flooring.

FIRST FLOOR LANDING

Loft hatch, storage cupboard, carpet fitted. Panelled doors to:

MASTER SUITE

13' 11" x 11' 05" (4.24m x 3.48m) Built in double wardrobes with mirrored sliding doors, radiator, uPVC double glazed window to front. Door to:

ENSUITE

Fully tiled double shower with sliding door and shower over, close coupled WC, vanity basin, uPVC double glazed frosted window to front aspect, heated towel rail.

BEDROOM

12' 01" x 11' 05" (3.68m x 3.48m) uPVC double glazed window to front, double radiator.

BEDROOM

11' 00" x 9' 09" (3.35m x 2.97m) uPVC double glazed window to rear, radiator, carpet fitted.

BEDROOM

12' 10" x 9' 03" (3.91m x 2.82m) uPVC double glazed window to rear, radiator, carpet fitted.

BATHROOM

Bath with mixer tap and shower over, close coupled WC, vanity basin, heated towel rail, uPVC double glazed frosted window to rear.

FRONT AND SIDE GARDEN

Lawn to front, shrubs, additional lawned side garden.

GARAGE

Up and over door, power and light.

REAR GARDEN

Laid to lawn, paved patio, outside tap.





COUNCIL TAX BAND

Tax band TBC

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A	92 A	92 A
81-91	B		
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

T: 01767 601122

E: sales@kennedyfoster.co.uk

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.