



**Kennedy
& Foster**

8 Moonflower Place

Biggleswade

SG18 8YP

Guide Price £450,000

- SEMI DETACHED
- FOUR BEDROOM TOWN HOUSE
- WELL PRESENTED THROUGHOUT
- LESS THAN FIVE YEARS OLD
- 16FT KITCHEN/DINER
- ENSUITE
- LANDSCAPED SOUTH FACING GARDEN
- PARKING FOR TWO CARS



A well presented four bedroom town house less than 5 years old. Offering accommodation over three floors, this family home is well proportioned. The property boasts a 16ft kitchen/diner, ensuite, larger than average south facing garden and driveway. Internal viewing is highly recommended by Kennedy & Foster the Sole Agents.

FROSTED DOUBLE GLAZED DOOR INTO:

ENTRANCE HALL

Amtico tiled flooring, wall mounted radiator, built in cupboard, stairs to first floor accommodation. Panelled door to:

LOUNGE

14' 0" x 12' 5" (4.27m x 3.78m) uPVC double glazed window to front aspect, Amtico tiled flooring, wall mounted radiator. Panelled door to:

INNER HALL

Amtico tiled flooring, built in cupboard with space for dryer, panelled door to cloakroom, opening into kitchen/diner.

CLOAKROOM

Close coupled WC, pedestal mounted wash hand basin, wall mounted radiator, tiled floor.

KITCHEN/DINER

16' 0" x 9' 4" (4.88m x 2.84m) uPVC double glazed window and French doors to garden, tiled floor, wall mounted radiator. Range of eye level and base units with contrasting work surface over. Integrated fridge, freezer, dishwasher and washing machine. Built in double oven at eye level, 5 burner gas hob with extractor over, 1 1/2 bowl stainless steel sink and drainer unit.

FIRST FLOOR LANDING

Built in cupboard housing hot water cylinder, panelled door to inner lobby, bedroom and bathroom, wall mounted radiator.

BEDROOM THREE

10' 11" x 7' 10" narrowing to 5' 10" (3.33m x 2.39m)
uPVC double glazed window to rear aspect, panelled radiator. Built in cupboard with shelves.

BEDROOM FOUR

uPVC double glazed window to rear aspect, wall mounted radiator.

BEDROOM TWO

10' 4" x 9' 0" (3.15m x 2.74m) uPVC double glazed window to front aspect, wall mounted radiator.

BATHROOM

Panelled bath with waterfall shower and hand held shower attachment and screen. Close coupled WC, pedestal mounted wash hand basin, wall mounted heated towel rail, tiled surround, tiled floor.

INNER LANDING

uPVC double glazed window to front aspect, stairs rising to:

BEDROOM ONE

18' 8" x 12' 9" (5.69m x 3.89m) uPVC double glazed window to front aspect, uPVC Velux window to rear, wall mounted radiator, built in mirrored wardrobes to one wall. Panelled door to:

ENSUITE

uPVC double glazed Velux window to rear, close coupled WC, pedestal mounted wash hand basin, walk in double shower with waterfall shower and hand held attachment, wall mounted heated towel rail, tiled surround, tiled floor.

OUTSIDE REAR

Mainly laid to lawn, with Indian sandstone patio and raised decking area. Shingled slate and shrub borders. Hardstanding for shed, gated access to front.

DRIVEWAY PROVIDING OFF ROAD PARKING FOR TWO VEHICLES

FRONT

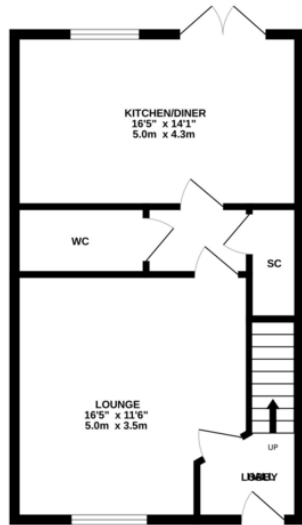
Landscaped garden, part laid to lawn with plants and shrubs.

AGENT NOTES

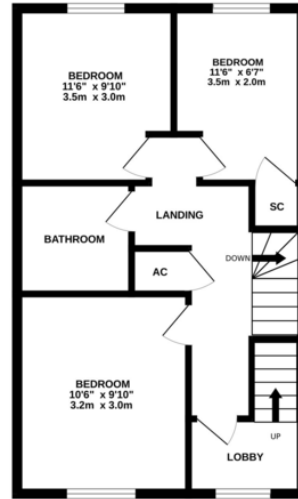
There will be a fee when the development is complete, the amount to be confirmed.



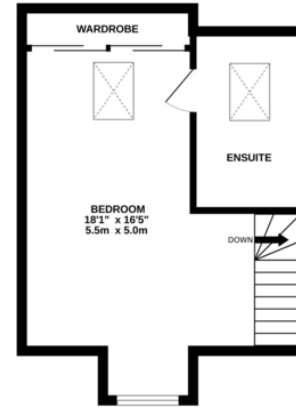
GROUND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



1ST FLOOR
458 sq.ft. (42.5 sq.m.) approx.



2ND FLOOR
329 sq.ft. (30.6 sq.m.) approx.



TOTAL FLOOR AREA: 1245 sq.ft. (115.6 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 D

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.