



**Kennedy
& Foster**
EXECUTIVE HOMES

49 The Baulk, Biggleswade
SG18 0PX

Guide Price
£725,000 - £750,00

A wonderful 6 Bed Detached House located in Biggleswade.

- MUCH IMPROVED
- STUNNING DETACHED HOME
- WALKING DISTANCE TO TOWN CENTRE AND TRAIN STATION
- THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- 6 BEDROOMS
- EN SUITE AND FAMILY BATHROOM
- EXTERNAL OFFICE
- GARAGE AND DRIVE

UNEXPECTEDLY BACK TO MARKET. GUIDE PRICE £725,000 to £750,000. This stunning double fronted detached character property sits proudly along the baulk within walking distance to the town centre and train station. This beautiful property has been much improved by the current owners to provide amazing three storey living. The property has many character features yet with modern amenities, garage and driveway, gardens and accommodation as follows: Entrance Hall, cloakroom, lounge with open fireplace, dining room with open fireplace, snug, refitted kitchen with island. Over the first and second floor are bedrooms, family bathroom and en-suite. To the outside within the gardens are an office, utility and storage. A viewing of this amazing home comes highly recommended by Kennedy & Foster the sole agents.





Property Description

PARTICULARS

Arch porch with quarry tiled flooring. Outside lighting. Door into:

ENTRANCE HALL

Stairs rising to the first floor. Under stairs storage cupboard. Dado rail. Picture rail. Exposed floorboards. Radiator. Door to:

CLOAKROOM

W.C. Pedestal wash hand basin. Radiator. uPVC double glazed window to the side. Tiled flooring.

LOUNGE

16' 04" x 14' 0" (4.98m x 4.27m) uPVC double glazed bay window to the front. Working open fireplace with decorative tiling and shelved enclave. Picture rail. Radiator. Exposed floor boards. Door to:

DINING ROOM

12' 10" x 14' (3.91m x 4.27m) Working open fireplace. Picture rail. Radiator. Exposed floorboards. uPVC double glazed window to the side. Door to the kitchen and door to:

SNUG

9' x 8' (2.74m x 2.44m) Radiator. Double glazed doors onto the garden.

KITCHEN/BREAKFAST ROOM

16' 07" x 12' 05" (5.05m x 3.78m) A range of base and wall mounted units with wooden work tops over. Integrated full height freezer. Integrated dishwasher. Built in double ovens with a 5 ring gas hob with extractor hood over. Butlers sink. uPVC double glazed windows and glazed panelled door onto the rear garden. Radiator. Door to a shelved pantry cupboard. Breakfast bar island with cupboards under and ceiling lighting over.

FIRST FLOOR LANDING

uPVC double glazed window to the front. Dado rail. Picture rail. Exposed floorboards. Stairs rising to the second floor landing. Doors to:

MASTER BEDROOM

16' 04" x 14' (4.98m x 4.27m) Narrowing to 11'11". uPVC double glazed bay window to the front. Radiator. Picture rail. Exposed floorboards. Door to:

ENSUITE

Double shower with rainwater shower head and hand held attachment. Wash hand basin and mixer taps. Low level W.C. Heated towel rail. Tiled flooring.

BEDROOM TWO

14' x 12' 10" (4.27m x 3.91m) Picture rail. Exposed floorboards. Radiator. uPVC double glazed window to the rear.





BEDROOM THREE

15' 08" x 7' 07" (4.78m x 2.31m) Exposed floorboards. Feature fireplace. Picture rail. Built in shelved cupboard. uPVC double glazed window to the side. Radiator.

BEDROOM FOUR

14' 05" x 10' (4.39m x 3.05m) Picture rail. Feature fireplace. Radiator. uPVC double glazed window to the front. Exposed floorboards.

BATHROOM

Bath with mixer tap and shower attachment. Pedestal wash hand basin. Low level W.C. Heated towel rail. Frosted uPVC double glazed window to the side.

SECOND FLOOR LANDING

uPVC double glazed Velux window. Doors to:

BEDROOM FIVE

16' 04" x 10' 03" (4.98m x 3.12m) uPVC double glazed window. Eaves storage space. Radiator.

BEDROOM SIX

12' 10" x 10' 03" max (3.91m x 3.12m) L shaped room. uPVC double glazed window. Eaves storage space. Radiator.



EXTERNALLY

Front garden with parking for three vehicles. Gated side access. Raised slated borders with shrubbery.

Garage: 16' x 9' in size. Power and lighting. Personal door to the garden. Up and over door.

Rear garden: Mainly laid to lawn with raised decked patio and storage bunker under. Mature fruit trees and shrubbery. Gated side access. Cold water tap. Brick built storage sheds and utility barn with space and plumbing for washing machine and tumble dryer.

Door to:

OFFICE

8' 09" x 9' 07" (2.67m x 2.92m) Power and lighting connected. Glazed panels and window overlooking the garden.





COUNCIL TAX BAND

Tax band F

TENURE

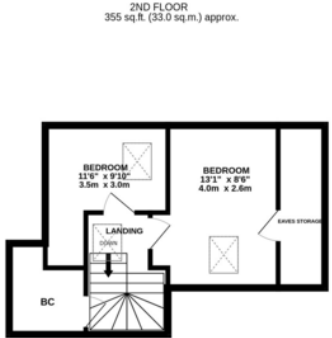
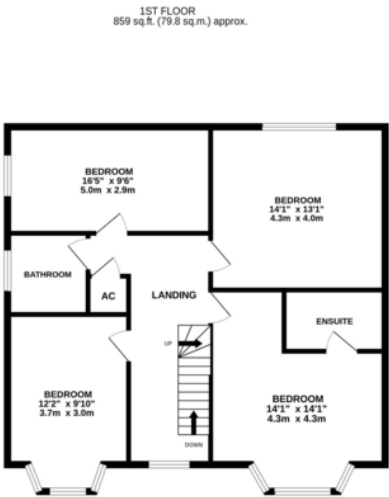
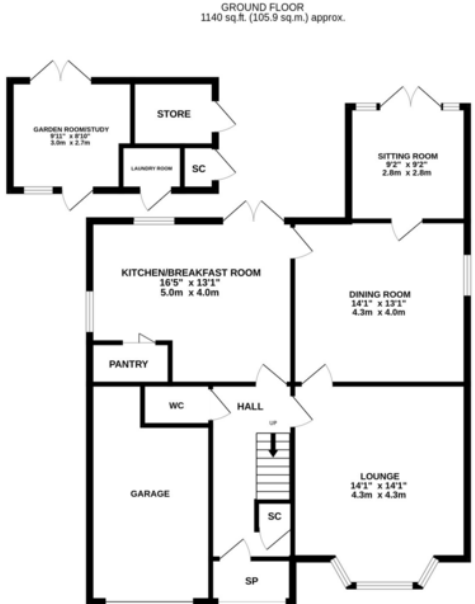
Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

VIEWINGS

Strictly by prior appointment with the agent.



TOTAL FLOOR AREA : 2355 sq.ft. (218.8 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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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		76 C
55-68	D	61 D	
39-54	E		
21-38	F		
1-20	G		



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.

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