



**Kennedy
& Foster**

2 Snowdrop Walk
Biggleswade
SG18 8TX
£439,950

- THREE BEDROOMS
- DETACHED FAMILY HOME
- 18' 10" KITCHEN/DINER
- WELL PRESENTED THROUGHOUT
- CONSERVATORY
- GARAGE & DRIVEWAY
- CLOSE TO SAXON GATE AMENITIES
- NO UPWARD CHAIN



A well presented and extended three bedroom detached home, well located for Saxon Gate shops and amenities. The property benefits from a 18' 10" kitchen/diner, conservatory, en suite, fitted wardrobes to all bedrooms, garage and driveway. Offered for sale with no upward chain.

DOUBLE GLAZED COMPOSITE FRONT DOOR INTO:

ENTRANCE HALL

Wall mounted radiator, wood panelled floor, coving to ceiling. Panelled door to:

LOUNGE

17' 2" x 10' 10" (14' 3") (5.23m x 3.3m) uPVC double glazed window to front aspect, two wall mounted

radiators, coving to ceiling with spotlights. Panelled door to:

REAR HALL

uPVC double glazed frosted door to side, door to garage, stairs rising to first floor accommodation, wall mounted radiator, tiled floor, coving to ceiling. Panelled door to cloakroom, walk through to kitchen/diner.

CLOAKROOM

Frosted double glazed window, close coupled WC, wall mounted corner wash hand basin with tiled splash back, tiled floor, wall mounted radiator.

KITCHEN/DINER

18' 10" x 7' 9" (5.74m x 2.36m) uPVC double glazed window to rear. Range of fitted eye level and base

units with contrasting work surface over and metro style tiled splash back, 1 1/2 bowl sink and drainer unit, built in double oven at eye level. Neff gas hob with chimney style extractor over, space for fridge/freezer and dishwasher, tall double larder cupboard, tiled floor, wall mounted radiator, spotlights to ceiling, uPVC double glazed doors to:

CONSERVATORY

10' 8" x 9' 5" (3.25m x 2.87m) uPVC double glazed windows to three aspects, tiled floor, uPVC double glazed doors to patio.

FIRST FLOOR LANDING

uPVC double glazed frosted window to side aspect, wall mounted radiator, access to loft space. Built in cupboard housing Megaflo water tank. Panelled

doors to:

BEDROOM

11' 0" x 11' 3" (8' 4") (3.35m x 3.43m) uPVC double glazed window to rear aspect, fitted wardrobes and bedroom furniture to two walls, wall mounted radiator. Panelled door to:

ENSUITE

Frosted uPVC double glazed window. Walk in double shower unit, vanity unit incorporating WC and wash hand basin with cupboard under, wall mounted heated towel rail, spotlights to ceiling, panelled splash back.

BEDROOM

11' 4" x 8' 4" (3.45m x 2.54m) uPVC double glazed window to front aspect, wall mounted radiator, wood laminate floor, fitted double wardrobe.

BEDROOM

9' 1" (excluding door recess) x 8' 3" (2.77m x 2.51m) uPVC double glazed window to front aspect, wall mounted radiator, built in double wardrobe.

BATHROOM

Frosted uPVC double glazed window to rear aspect. Panelled bath with shower over and screen, pedestal mounted wash hand basin, close coupled WC, tiled splash back, wall mounted heated towel rail.

OUTSIDE

REAR GARDEN

Paved patio with garden mainly laid to lawn, raised beds, raised decking area for alfresco dining, water butt, gated side access.

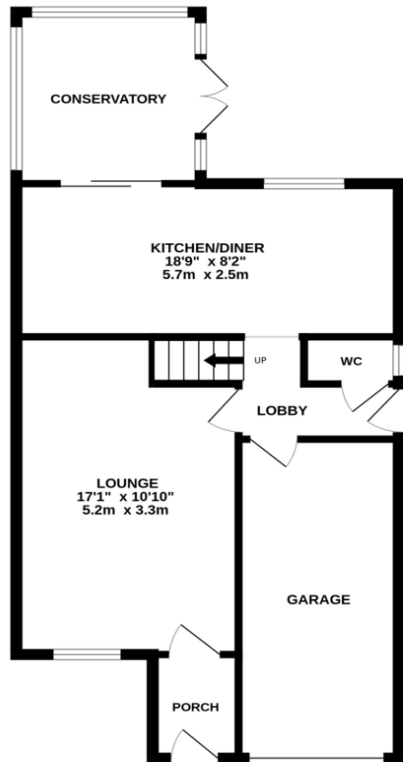
FRONT GARDEN

Block paved path to front door, shingled garden with plant and shrub borders, gated access to garden.

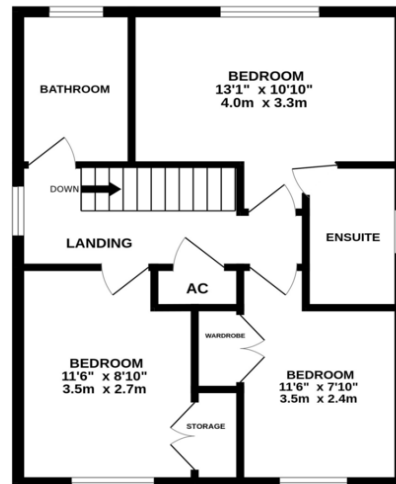
DRIVEWAY WITH INTEGRAL GARAGE WITH UP AND OVER DOOR.



GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



1ST FLOOR
474 sq.ft. (44.0 sq.m.) approx.



TOTAL FLOOR AREA: 1099 sq.ft. (102.1 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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D	66	76
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

WWW.EPC4U.COM

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.