



**Kennedy  
& Foster**

12 Poplar Close

Biggleswade

SG18 0EW

**£335,000**

- SEMI DETACHED HOME
- THREE BEDROOMS
- LOUNGE/DINER
- DOUBLE GLAZING
- GAS RADIATOR HEATING
- CUL DE SAC LOCATION
- GARAGE AND PARKING SPACE
- POPULAR FAIRFIELD DEVELOPMENT



A three bedroom semi detached home located on the popular Fairfield development. Situated in a cul de sac this family home benefits from a lounge/diner, double glazing, gas radiator heating, garage and parking. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

#### **UPVC FROSTED DOUBLE GLAZED DOOR INTO:**

#### **HALLWAY**

Wall mounted radiator, stairs rising to first floor, glazed panelled door to:

#### **LOUNGE/DINER**

14' 3" x 13' 0" plus 8' 11" x 7' 7" (4.34m x 3.96m) uPVC double glazed window to front and rear aspect, built in cupboard, three wall mounted radiators, coving to ceiling, glazed panelled door to:

#### **KITCHEN**

8' 8" x 8' 0" (2.64m x 2.44m) uPVC double glazed window and door to rear, coving to ceiling. Range of eye level and base units with work surface over, tiled splash back, stainless steel sink and drainer unit. Space for cooker with extractor over. Space for washing machine and fridge/freezer, tiled splash back.

#### **FIRST FLOOR LANDING**

uPVC double glazed frosted window to side aspect, access to loft space, built in cupboard housing hot water cylinder and linen shelving. Doors to:

#### **BEDROOM ONE**

12' 0" x 9' 4" (3.66m x 2.84m) uPVC double glazed window to front aspect, wall mounted radiator, coving to ceiling.

#### **BEDROOM TWO**

10' 11" x 7' 8" (3.33m x 2.34m) uPVC double glazed window to rear aspect, wall mounted radiator, coving to ceiling.

#### **BEDROOM THREE**

9' 5" x 6' 5" excluding stairwell (2.87m x 1.96m) uPVC double glazed window to front aspect, wall mounted radiator, coving to ceiling, built in cupboard.

#### **BATHROOM**

uPVC double glazed frosted window to rear aspect, panelled bath, pedestal basin wash hand basin, tiled splash back, wall mounted radiator, coving to ceiling.

#### **CLOAKROOM**

uPVC double glazed frosted window to rear aspect, wall mounted radiator, close coupled WC, coving to ceiling.

### **OUTSIDE REAR**

Landscape garden with paved patio and path, raised rockery and borders. Ornamental pond with fish, shed, space for shed, enclosed by timber panel fencing, gated access to front.

### **FRONT GARDEN**

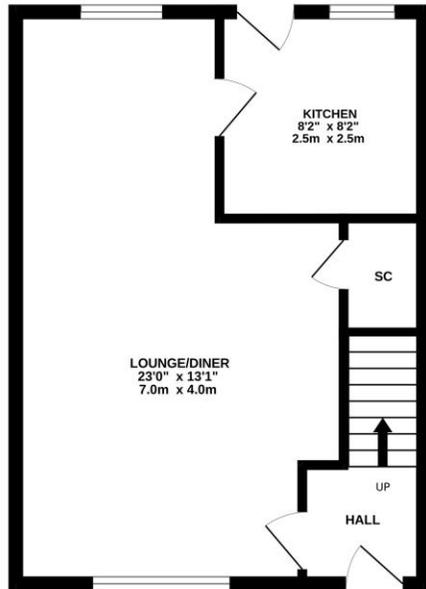
Garden mainly laid to lawn with path to front door.

### **GARAGE**

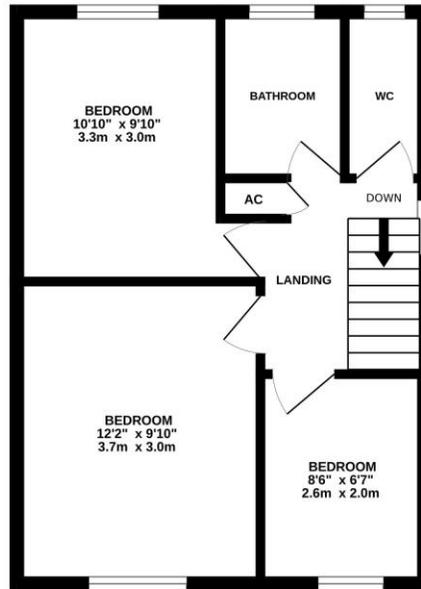
Up and over door, power and light. Hardstanding in front for one vehicle.



GROUND FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



1ST FLOOR  
378 sq.ft. (35.1 sq.m.) approx.



TOTAL FLOOR AREA : 756 sq.ft. (70.2 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 C

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	79 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. 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