



**Kennedy  
& Foster**

4 Chew Meadow

Biggleswade

SG18 0RG

**Offers over £400,000**

- WELL PRESENTED SEMI
- CLOAKROOM
- LOUNGE
- KITCHEN/DINER
- ENSUITE & FAMILY BATHROOM
- THREE GOOD SIZE BEDROOMS
- GARAGE & DRIVEWAY
- DESIRABLE IVEL CHASE DEVELOPMENT



This well presented three bedroom semi detached property built by Bellway Homes approx 4.5 years ago to the Ardley design, is situated on the desirable Ivel Chase development. The property benefits from a garage and driveway and accommodation comprising of: Entrance hall, kitchen/dining room, lounge, 3 good size bedrooms, en suite and family bathroom. A viewing of this gorgeous home comes highly recommended by Kennedy & Foster.

#### **FRONT DOOR INTO:**

#### **ENTRANCE HALL**

Amtico flooring, radiator, stairs to first floor with storage cupboard under. Doors into:

#### **CLOAKROOM**

Low level W.C, pedestal basin, Amtico flooring, half tiled walls, extractor fan. Radiator.

#### **LOUNGE**

18' 02" into bay" x 10' 09" (5.54m x 3.28m) Two radiators, uPVC double glazed bay window to front & uPVC double glazed window to side, Amtico flooring.

#### **KITCHEN/DINING ROOM**

18' 02" x 11' 02" (5.54m x 3.4m) Wall, base and drawer units with granite work surfaces over, 1 1/2 bowl sink unit. Built in oven, gas hob and extractor hood over. Integrated washing machine, dish washer and fridge/freezer, uPVC double glazed French doors to rear garden, uPVC double glazed window to rear.

#### **FIRST FLOOR LANDING**

Inset lighting, airing cupboard. Doors to:

#### **BEDROOM ONE**

13' 07" x 10' 11" (4.14m x 3.33m) uPVC double glazed window to rear, radiator.

#### **ENSUITE**

Fully tiled shower cubicle, low level W.C, extractor fan, uPVC double glazed window to side, wash hand basin, heated towel rail, extractor fan.

#### **BEDROOM TWO**

10' 11" x 9' 11" (3.33m x 3.02m) uPVC double glazed window to front, radiator.

### **BEDROOM THREE**

11' 04" x 6' 11" (3.45m x 2.11m) uPVC double glazed window to rear, radiator.

### **BATHROOM**

Panelled bath with mixer tap and shower over, fully tiled, low level W.C, pedestal basin, extractor fan, uPVC double glazed window to front, inset lighting.

### **OUTSIDE**

#### **FRONT GARDEN**

Slated beds, gated size access to rear garden, Driveway to:

### **GARAGE**

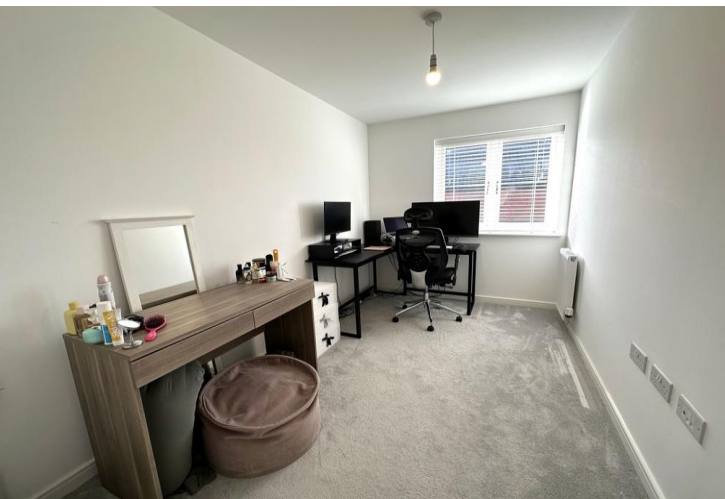
22' 10" x 10' 08" (6.96m x 3.25m) Up and over door, power and light, door to rear garden.

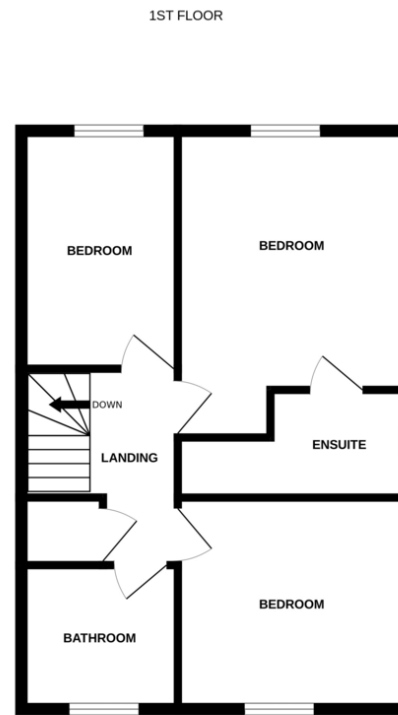
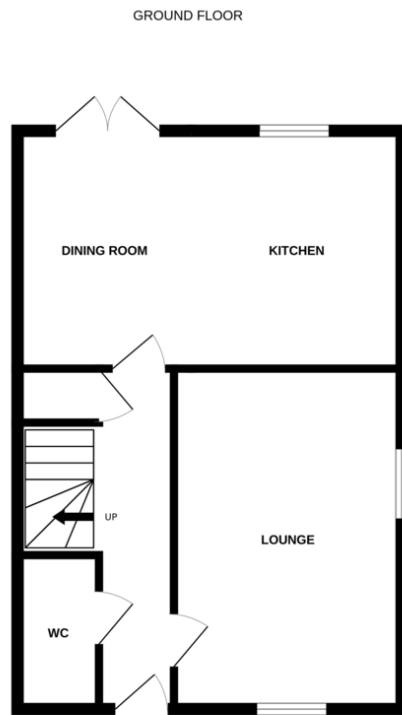
### **REAR GARDEN**

Laid to lawn, outside tap, personal door to garage.

### **AGENT NOTES**

Development service charges currently £182.00 per annum.





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**

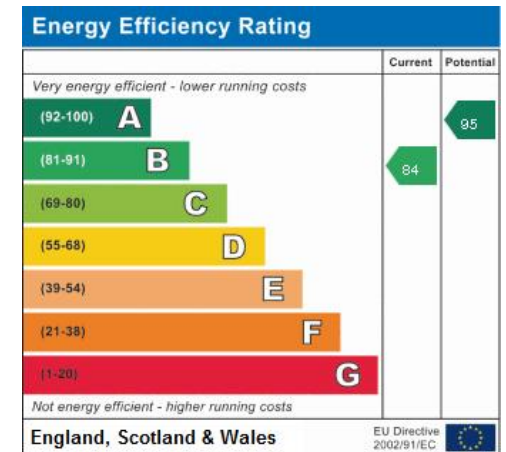
Tax band D

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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