



**Kennedy  
& Foster**

33 Hollyhock Way

Biggleswade

SG18 8YQ

**£385,000**

- OVERLOOKING FIELDS TO FRONT
- WELL PRESENTED 3 BEDROOM SEMI-DETACHED
- 'ORCHARD CHASE' DEVELOPMENT
- LOUNGE
- KITCHEN/DINING ROOM
- CLOAKROOM, EN SUITE & FAMILY BATHROOM
- GENEROUS SIZE REAR GARDEN
- DRIVEWAY



This very well presented 3 bedroom semi-detached property was built c5 years ago by Taylor Wimpey Homes. The property is in a delightful position overlooking fields to the front on the desirable 'Orchard Chase' development. Accommodation: Hall, lounge, cloakroom, kitchen/dining room, 3 bedrooms, en suite and family bathroom. The property has the added benefits of a good size rear garden and a driveway for 2 cars to the side of the property. Contact K & F the sole agents to arrange your viewing.

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

#### **ENTRANCE HALL**

Stairs to first floor. Glazed door into:

#### **LOUNGE**

13' 10" x 12' 01" (4.22m x 3.68m) uPVC double glazed window to front, radiator. Door to:

#### **INNER LOBBY**

Understairs storage cupboard with shelving, tiled floor. Doors to:

#### **CLOAKROOM**

Low level WC, pedestal basin, radiator, tiled floor.

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

15' 05" x 9' 4" (4.7m x 2.84m) Wall, base and drawer units with work surfaces over, integrated fridge/freezer, built in oven and microwave, 1 1/2 bowl single drainer sink unit with mixer tap, integrated dishwasher and washing machine, cupboard housing boiler, ceramic hob, tiled floor, uPVC double glazed window and French doors to rear garden.

#### **FIRST FLOOR LANDING**

Doors to:

#### **BEDROOM ONE**

12' 01" max x 9' 02" min widening to 11' 02" (3.68m x 2.79m) uPVC double glazed window to front, radiator. Door to:

#### **ENSUITE**

Tiled shower cubicle with rainwater shower over and shower attachment, pedestal basin, low level WC, tiled floor, frosted uPVC double glazed window to front, radiator.

#### **BEDROOM TWO**

10' 10" x 8' 7" (3.3m x 2.62m) uPVC double glazed window to rear, radiator.

### **BEDROOM THREE**

11' 07" x 6' 7" (3.53m x 2.01m) uPVC double glazed window to rear, radiator.

### **BATHROOM**

Panelled bath with hand shower over, low level WC, pedestal basin, tiled floor, radiator.

### **OUTSIDE**

#### **FRONT GARDEN**

Paved pathway and steps to front door, shrubs.

#### **PARKING TO SIDE OF PROPERTY**

#### **REAR GARDEN**

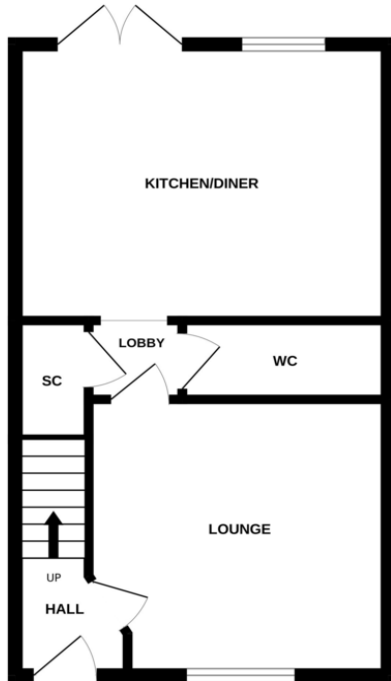
Paved patio, laid to lawn, gated side access, shed, outside tap.

### **AGENT NOTES**

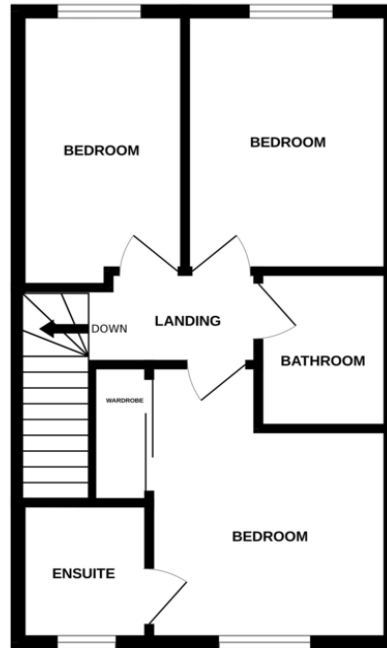
Development Charge – To be confirmed



GROUND FLOOR



1ST FLOOR



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		96 A
81-91	B	84 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.