



**Kennedy  
& Foster**

10 Darwin Drive  
Biggleswade  
SG18 8GD  
**£525,000**

- FOUR BEDROOM DETACHED HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- 20FT LOUNGE
- AMTICO FLOORING
- UTILITY & EN SUITE
- GARAGE AND SPACIOUS DRIVEWAY
- SOUTH FACING LOW MAINTENANCE GARDEN
- UNDER 1 MILE TO STATION AND TOWN



Located on the far west side of the Kings Reach development and ideally located for town and station. This four bedroom detached family home has been well kept by the current owner and offers an attractive kitchen/dining room with bay window, 20ft lounge, utility room, en suite, south facing low maintenance garden, garage and driveway.

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

#### **ENTRANCE HALL**

Frosted double glazed side panel to front aspect, uPVC double glazed window to side aspect. Amtico floor, stairs rising to first floor with recess under, built in cupboard, wall mounted radiator, spotlights to ceiling. Panelled doors to:

#### **KITCHEN/DINER**

12' 11" x 11' 11" (3.94m x 3.63m) uPVC double glazed bay window to front aspect. Range of fitted eye level and base units with work surface over, tiled splash back and single bowl sink and drainer unit, 5 burner gas hob with glass splash back and stainless steel chimney style extractor over, built in double oven, integrated fridge, freezer and dishwasher. Amtico floor, spotlights to ceiling, under cupboard lighting, wall mounted radiator.

#### **UTILITY ROOM**

6' 9" max x 6' 3" max (2.06m x 1.91m) Fitted base unit with work surface over, integrated washing machine, wall mounted radiator, Amtico flooring, spotlights to ceiling. Panelled door to:

#### **CLOAKROOM**

Close coupled WC, pedestal mounted wash hand basin with tiled splash back, wall mounted radiator, Amtico flooring, spotlights to ceiling.

#### **LOUNGE**

20' 0" x 13' 1" (6.1m x 3.99m) uPVC double glazed window and French door to garden, two wall mounted radiators, Amtico floor, spotlights to ceiling.

#### **FIRST FLOOR LANDING**

uPVC double glazed window to side aspect, wall mounted radiator, access to loft space, spotlights to ceiling, built in cupboard. Panelled doors to:

### **BEDROOM**

12' 1" x 10' 8" excluding door recess (3.68m x 3.25m)  
uPVC double glazed window to front aspect, wall mounted radiator. Panelled door to:

### **ENSUITE**

Double shower unit, close coupled WC, pedestal mounted wash hand basin, wall mounted heated towel rail, tiled surround. Amtico floor, spotlights to ceiling.

### **BEDROOM**

11' 2" x 10' 9" excluding door recess (3.4m x 3.28m)  
uPVC double glazed window to rear aspect, wall mounted radiator.

### **BEDROOM**

8' 8" x 7' 4" (2.64m x 2.24m) uPVC double glazed window to front aspect, wall mounted radiator. Range of fitted drawers and open display wardrobes with complimentary lighting.

### **BEDROOM**

7' 8" x 7' 3" (2.34m x 2.21m) uPVC double glazed window to rear aspect, wall mounted radiator.

### **BATHROOM**

Panelled bath with shower and screen, close coupled WC, pedestal mounted wash hand basin, wall mounted heated towel rail, tiled surround. Amtico floor, spotlights to ceiling.

### **OUTSIDE REAR**

Paved patio garden with faux lawn area, raised planter beds, fitted seating with storage, gated access to front, courtesy door to garage.

### **FRONT**

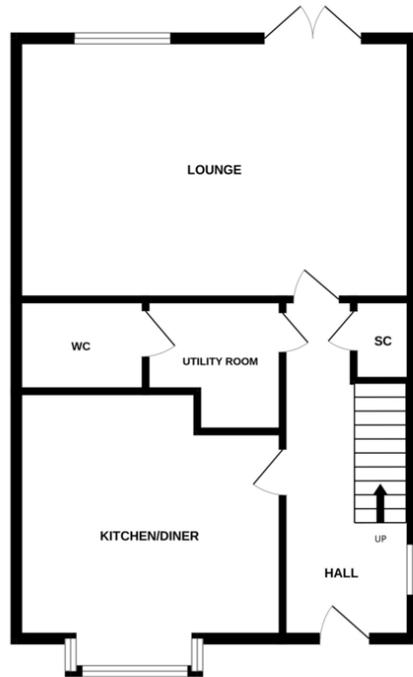
Paved path to front door, garden mainly laid to pebbles and part enclosed by low level brick wall, electric car charger.

### **GARAGE**

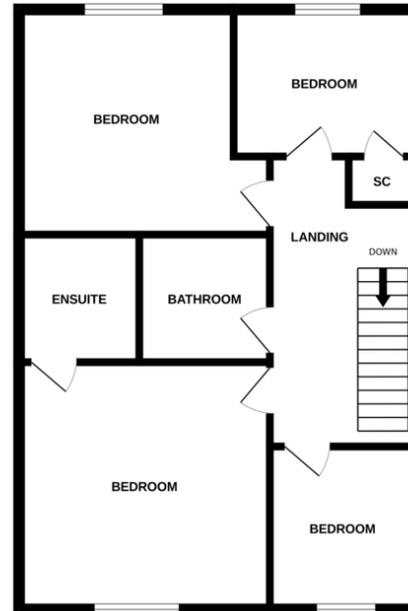
Up and over door, power and light, courtesy door to garden, driveway for off road parking.



GROUND FLOOR  
619 sq.ft. (57.5 sq.m.) approx.



1ST FLOOR  
608 sq.ft. (56.5 sq.m.) approx.



TOTAL FLOOR AREA: 1227 sq.ft. (114.0 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 E

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	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.