



**Kennedy
& Foster**

8 Sage Close
Biggleswade
SG18 8WH

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- DETACHED DOUBLE GARAGE WITH PERSONAL DOOR FROM GARDEN
- MASTER BEDROOM WITH EN SUITE & WARDROBES

- SEPARATE DINING ROOM
- KITCHEN WITH UTILITY ROOM
- DOWNSTAIRS CLOAKROOM
- POPULAR SAXON GATE LOCATION

Guide Price £575,000 - £585,000



Spacious Detached Family Home with Double Garage. Situated in a quiet cul-de-sac on the popular Saxon Gate development, this spacious detached family home offers excellent accommodation throughout and is perfect for families looking for a home they can make their own. The ground floor comprises an entrance hall, spacious living room, separate dining room, fitted kitchen, utility room, downstairs cloakroom and a conservatory overlooking the rear garden. Upstairs, there are four good-sized bedrooms, including a master bedroom with en-suite, along with a four-piece family bathroom featuring a bath and separate shower. Outside, the property benefits from a block-paved driveway providing off-road parking, leading to a detached double garage with a personal door to the rear garden. The enclosed rear garden has been designed for low maintenance with artificial lawn, composite fencing and an attractive curved feature wall. The property has been well cared for and offers an excellent opportunity for a new owner to update and personalise to their own taste. Sage Close is ideally located within the sought-after Saxon Gate development, close to local schools, shops, Biggleswade town centre, the mainline railway station and the A1.



UPVC DOUBLE GLAZED DOOR TO:

PORCH

Laminate flooring. Composite door to:

ENTRANCE HALL

Laminate flooring, stairs to first floor landing, under stairs cupboard coving to ceiling. Doors to:

CLOAKROOM

Closed coupled WC with wash hand basin with mixer tap, radiator, frosted uPVC double glazed window.

LOUNGE

15' 01" x 11' 04" (4.6m x 3.45m) Feature gas fire with marble effect heath and wooden surround, uPVC double glazed bay window with gas radiator beneath, laminate flooring, coving to ceiling, dimmer switch lighting. Archway leading to:



DINING ROOM

10' 11" x 8' 7" (3.33m x 2.62m) uPVC double glazed window with gas radiator beneath, dimmer switch lighting, coving to ceiling, laminate flooring. Door leading to:

KITCHEN

20' 4" x 11' 8" from doorway (6.2m x 3.56m) Wall, base and drawer units with work surface over, 1 1/2 stainless steel sink with spray tap. Breakfast bar with seating and cupboards under, integrated electric oven and microwave, gas hob with extractor over, fridge/freezer and dishwasher, uPVC double glazed window to side and rear, radiator. opening to:

UTILITY ROOM

7' 8" x 4' 4" (2.34m x 1.32m) Wall, base and drawer units with work surfaces over, sink unit with mixer tap, washing machine, space for tumble dryer, consumer unit, radiator, uPVC double glazed window.

CONSERVATORY

16' 11" x 9' 6" (5.16m x 2.9m) Lino flooring, electric heater, uPVC double glazed windows with integrated blinds, fan ceiling light, plastic corrugated roof, uPVC double glazed French doors to rear garden.

FIRST FLOOR LANDING

Boarded loft hatch with ladder and light, airing cupboard housing water tank, coving to ceiling, radiators, uPVC double glazed window to front. Doors to:

MASTER BEDROOM

14' 10" x 10' 11" (4.52m x 3.33m) Freestanding wardrobes, uPVC double glazed window to side, radiator, coving to ceiling, laminate flooring. Door to:

ENSUITE

Shower cubicle with hand held shower, close coupled WC, wash hand basin with mixer tap, laminate flooring, radiator, uPVC double glazed frosted window to front.

BEDROOM TWO

11' 2" x 9' 2" (3.4m x 2.79m) Freestanding wardrobes, uPVC double glazed window to side, radiator, coving to ceiling, laminate flooring.

BEDROOM THREE

10' 10" x 8' 8" (3.3m x 2.64m) Freestanding wardrobe. uPVC double glazed window to front, laminate flooring, coving to ceiling, radiator.

BEDROOM FOUR

9' 2" x 6' 1" (2.79m x 1.85m) Freestanding wardrobe, uPVC double glazed window to side, laminate flooring, coving to ceiling, radiator.

BATHROOM

Bath with mixer tap and shower attachment, fully tiled shower cubicle with hand held shower over, close coupled WC, wash hand basin with mixer tap, tiled splash back and cupboard under, uPVC double glazed frosted window to rear, laminate floor, shaver socket.

OUTSIDE

FRONT

Extensive shingled gated front with gated access to rear garden, pathway and step up to porch.

BLOCK PAVED DRIVEWAY WITH PARKING FOR 2 CARS LEADING TO:

DOUBLE GARAGES

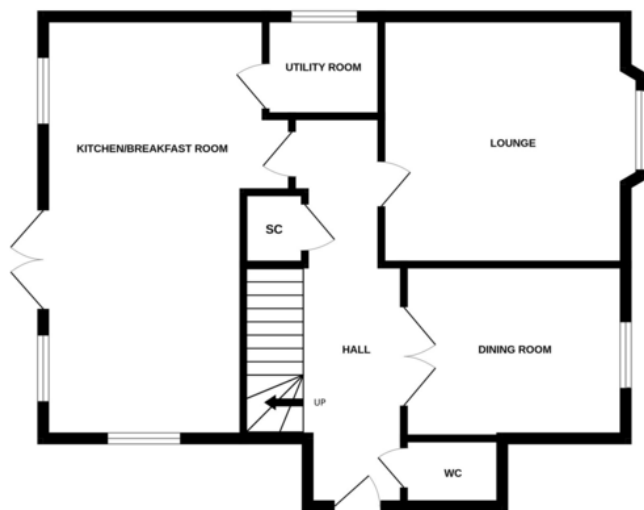
18' 0" x 17' 10" (5.49m x 5.44m) Up and over doors, power and light. Personnel door to:

REAR GARDEN

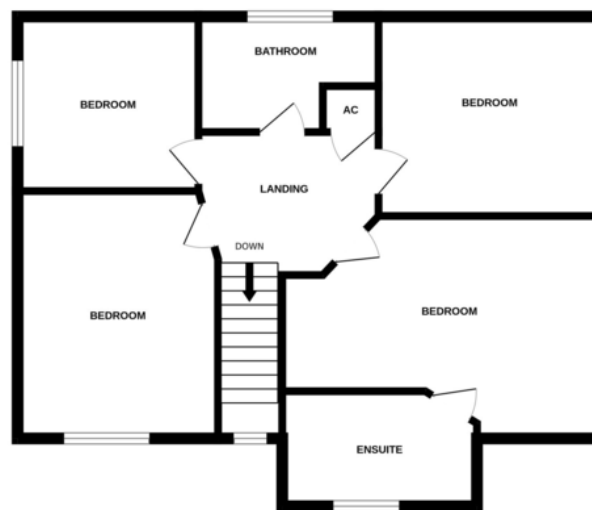
Low maintenance astro turf, composite fencing and curved wall, gated access to front, paved patio area, personnel door to garages and outside tap.



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 F

TENURE

Freehold

LOCAL AUTHORITY

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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.