



**Kennedy
& Foster**

36 Soundy Paddock

Biggleswade

SG18 0RQ

£420,000

- WELL PRESENTED SEMI DETACHED
- THREE STOREY LIVING
- THREE BEDROOM
- LOUNGE
- KITCHEN/DINER
- CLOAKROOM
- ENSUITE & FOUR PIECE FAMILY BATHROOM
- GARAGE AND DRIVEWAY



This nicely presented three bedroom semi detached home is situated on the desirable Ivel Chase development and offers accommodation as follows entrance hall, lounge, kitchen/diner, cloakroom, three bedrooms with the master suite having an en suite, dressing area and the family bathroom is a four piece suite. To the side of the property is the driveway and garage. Contact Kennedy & Foster, the Sole Agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Consumer unit, stairs to first floor, radiator, laminate floor. Doors to:

LOUNGE

13' 10" x 11' 09" (4.22m x 3.58m) Two radiators, uPVC double glazed window to front, laminate floor, under stairs storage cupboard. Door to:

KITCHEN/DINER

12' 06" x 12' 00" (3.81m x 3.66m) Wall, base and drawer unit with work surfaces over, under cupboard lighting, radiator, built in double oven with ceramic hob and extractor hood over, built in dish washer and fridge/freezer, uPVC double glazed French door to rear garden, Karndean floor. Opening to:

UTILITY AREA

Wall and base units with work surface over, space and plumbing for washing machine, radiator. Door to:

CLOAKROOM

Close coupled W.C, wash hand basin, laminate floor, dado rail, radiator.

FIRST FLOOR LANDING

Airing cupboard, uPVC double glazed window to front, radiator, stairs to second floor.

BEDROOM TWO

14' 07" x 8' 02" (4.44m x 2.49m) uPVC double glazed window to rear, radiator, dado rail.

BEDROOM THREE

11' 10" x 8' 8" (3.61m x 2.64m) uPVC double glazed window to front, radiator.

4 PIECE FAMILY BATHROOM

4 piece suite, fully tiled, shower cubicle with shower over, panelled bath with mixer tap and shower attachment, low level W.C, close coupled W.C, wash hand basin, heated towel rail, uPVC double glazed window to rear.

SECOND FLOOR LANDING

MASTER BEDROOM

13' 04" widening to 22' 04" in the dressing room x 11' 10" (4.06m x 3.61m) uPVC double glazed window to front, Velux window, two radiators, door to storage cupboard.

DRESSING AREA

Velux window. Door to:

ENSUITE

7' 11" x 6' 09" (2.41m x 2.06m) Fully tiled double shower with shower over, low level W.C, wash hand basin, heated towel rail, uPVC double glazed window.

OUTSIDE

GARAGE

Up and over door, power and light.

FRONT GARDEN

Pathway to front door, shrubs and gated side access.

REAR GARDEN

Laid to lawn, decking area, paved patio.

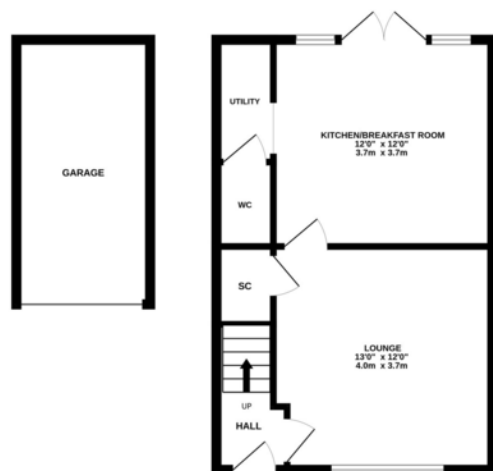
AGENT NOTE

Estate Charge: TBC

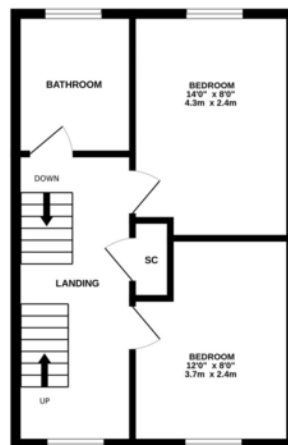
(As from 2023 the Estate charge was approx. £214.67 per annum)



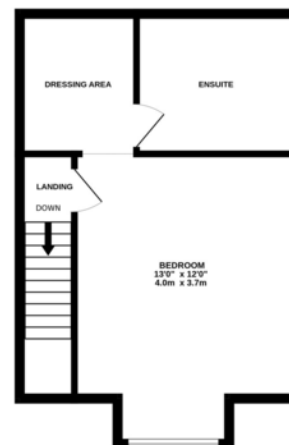
GROUND FLOOR



1ST FLOOR



2ND 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 D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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. 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.