



**Kennedy
& Foster**

7 Arnold Rise
Biggleswade
SG18 8UF

Offers Over £440,000

- DETACHED FOUR BEDROOM HOME
- 17 FT KITCHEN AND DINING ROOM
- LOUNGE WITH MEDIA WALL
- CLOAKROOM AND UTILITY ROOM
- ENSUITE & FAMILY BATHROOM
- GARAGE & DRIVEWAY FOR 2 CARS
- CHAIN FREE
- POPULAR KINGS REACH DEVELOPMENT



Situated in a great location on the Kings Reach Development, this four bedroom detached property offers, cloakroom, 17ft kitchen/dining room, utility, lounge, ensuite and family bathroom. This chain free property must be viewed internally to be fully appreciated. Contact Kennedy & Foster to arrange your viewings.

FRONT DOOR INTO

ENTRANCE HALL

Radiator, stairs to first floor, recess under stairs, storage cupboard, tiled flooring, doors to:

CLOAKROOM

Low level w.c. pedestal basin, radiator, tiled flooring.

LOUNGE

14' 09" x 10' 07" (4.5m x 3.23m) Fitted units with storage. Double radiator, uPVC double glazed window to front.

KITCHEN/DINING ROOM

17' 05" x 10' 11" (5.31m x 3.33m) Range of eye level wall and base units with worksurfaces over. Stainless steel single drainer sink unit with mixer tap and spray tap. Built in dishwasher and fridge freezer. Cupboard housing boiler, built in double oven, gas hob and extractor hood over. Inset lighting, uPVC double glazed French doors and uPVC double glazed window to rear garden, tiled flooring, under cupboard lighting. Door to:

UTILITY ROOM

Space for washing machine. Base cupboard with work surface over.

FIRST FLOOR LANDING

Radiator, access to loft space. Doors to:

BEDROOM ONE

12' 05" x 10' 05" (3.78m x 3.18m) uPVC double glazed window to rear, radiator, door to:

ENSUITE

Shower cubicle with shower over, pedestal basin, low level WC, heated towel rail, tiled splash back, tiled flooring.

BEDROOM TWO

10' 10" x 10' 04" (3.3m x 3.15m) Radiator, uPVC double glazed window to front.

BEDROOM THREE

10' 09 max" x 6' 11" (3.28m x 2.11m) Radiator, uPVC double glazed window to rear.

BEDROOM FOUR

7' 04" x 6' 11" (2.24m x 2.11m) Radiator, uPVC double glazed window to front.

BATHROOM

Panelled bath with mixer tap and shower over, pedestal basin, low level w.c. tiled splash back, tiled flooring, heated towel rail.

OUTSIDE

FRONT GARDEN

Shrubs, picket fence, pathway leading to front door, driveway leading to:

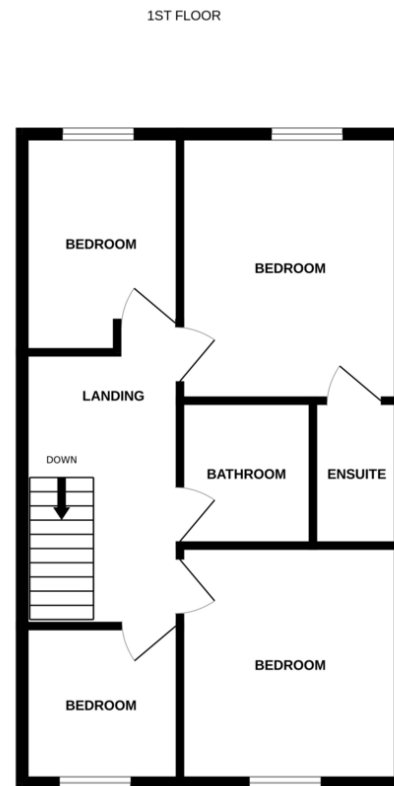
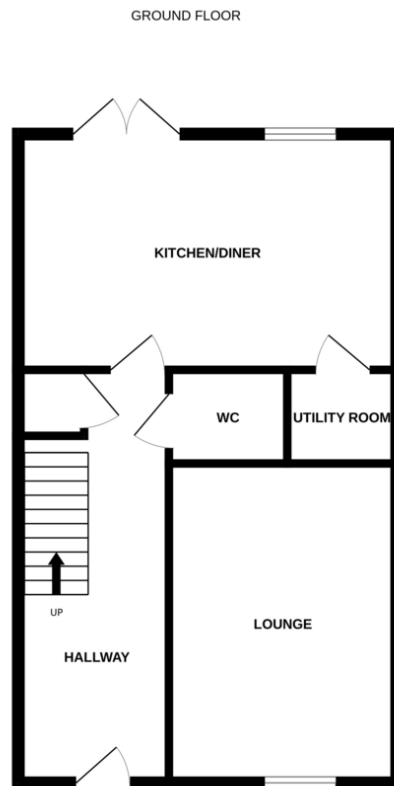
GARAGE

Up & over door, power & light. Personnel door to rear garden.

REAR GARDEN

Paved patio with further paved area for a alfresco dining, laid to lawn, gated side access personnel door to garage.





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

| Energy Efficiency Rating | | |
|--|----------------------------|-----------|
| | Current | Potential |
| <i>Very energy efficient - lower running costs</i> | | |
| (92-100) A | | 93 |
| (81-91) B | 83 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England, Scotland & Wales | EU Directive 2002/91/EC | |

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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.