



**Kennedy
& Foster**

16 Tate Drive
Biggleswade
SG18 8UD
£425,000

- STUNNING EXTENDED SEMI DETACHED HOME
- THREE BEDROOMS
- KITCHEN/DINING ROOM WITH ISLAND AND GABLE ROOF EXTENSION
- LOUNGE
- LOVELY CUL DE SAC LOCATION ON KINGS REACH DEVELOPMENT
- CLOAKROOM, ENSUITE AND BATHROOM
- UNDER FLOOR HEATING TO GROUND FLOOR
- LONG DRIVEWAY TO GARAGE WITH ELECTRIC ROLL UP DOOR



A HOME TO BE PROUD TO OWN.

This stunning extended three-bedroom semi-detached home has been thoughtfully improved to an exceptional standard by the current owners, and it must be seen, At the heart of the home is the impressive open-plan kitchen/dining room, with an Island and striking gable extension. Perfect for cooking, entertaining and spending time with family and friends. The rest of the accommodation comprises of: Entrance hall, lounge, cloakroom, electric under floor heating downstairs, three bedrooms, ensuite, family bathroom, long driveway to garage with electric door. The property is positioned in a small desirable cul de sac location on the Kings Reach Development. Contact Kennedy & Foster, the sole agent to arrange your viewing.

FRONT DOOR INTO

ENTRANCE HALL

LVT flooring, stairs to first floor, radiator, uPVC double glazed window to rear. Door to:

LOUNGE

13' 11" x 12' 0" (4.24m x 3.66m) LVT flooring, glazed door into inner lobby, understairs storage uPVC double glazed window to front, radiator.

INNER LOBBY

Understairs cupboard housing gas boiler and shelving. Doors to:

CLOAKROOM

WC, wash hand basin with cupboard under, radiator, complimentary tiling to half height.

EXTENDED KITCHEN/DINING ROOM

20' 0" x 15' 6" Max (6.1m x 4.72m) Matt black base and drawer units with Quartz work surfaces and wood effect wall units, under cupboard lighting, built in washing machine and dishwasher, 1 1/2 bowl sink unit with mixer tap, LVT flooring, hide and slide oven with warming drawer, gas hob, extractor fan. Built in microwave, Quooker tap providing boiling and filtered water, sky lights, space for American fridge/freezer. Large matt black 'Island with Quartz work surface and Breakfast bar with drawers below, bi folding doors with integrated blinds. Further Quartz work surface with drawers under ideal for coffee station. Modern radiator, uPVC double glazed window to side, frosted door to side leading to driveway.

FIRST FLOOR LANDING

uPVC double glazed window to side, radiator, loft hatch access, part boarded, light and ladder. Doors to:

BEDROOM ONE

11' 3" max x 9' 7" (3.43m x 2.92m) Built in double wardrobe, uPVC double glazed window to front, radiator. Door to:

ENSUITE

Shower cubicle with shower over, low level WC, pedestal basin, heated towel rail, frosted uPVC double glazed window to rear.

BEDROOM TWO

11' 0" x 8' 8" (3.35m x 2.64m) uPVC double glazed window to side, radiator.

BEDROOM THREE

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

BATHROOM

Panelled bath with mixer tap and shower over, pedestal basin, low level WC, extractor over.

FRONT

Porcelain tiling to front

OUTSIDE TAP AND CAR CHARGER TO SIDE

DRIVEWAY FOR THREE CARS LEADING TO:

GARAGE

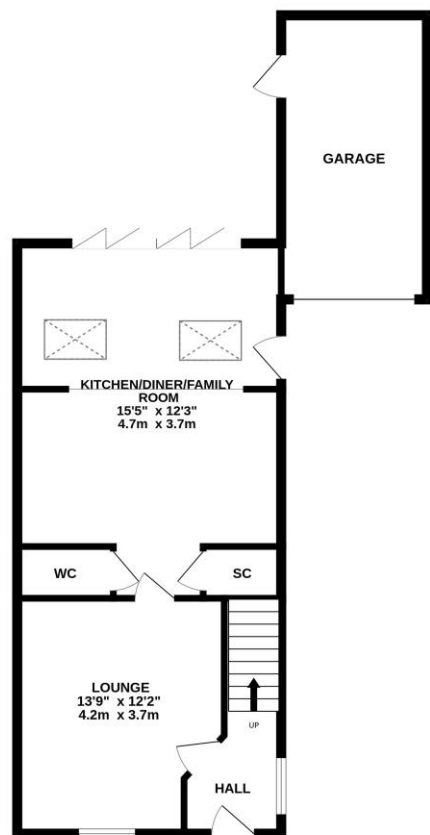
19' 08" x 9' 06" (5.99m x 2.9m) Electric door, power and light, personnel door to rear garden, eaves storage.

REAR GARDEN

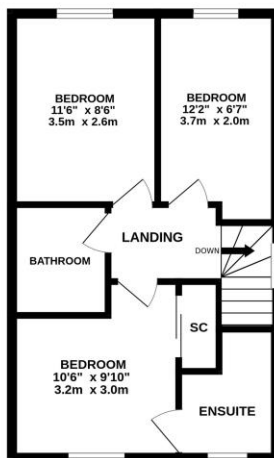
Extended patio area, personnel door to garage, artificial lawn, outside lighting.



GROUND FLOOR
677 sq.ft. (62.9 sq.m.) approx.



1ST FLOOR
403 sq.ft. (37.4 sq.m.) approx.



TOTAL FLOOR AREA : 1079 sq.ft. (100.3 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 D

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.