



**Kennedy  
& Foster**

**43 Brunel Drive**  
Biggleswade  
SG18 8BT  
**£575,000**

- PRESENTED LIKE A SHOW HOME
- 4 DOUBLE BEDROOMS
- DOUBLE FRONTED DETACHED WITH GARAGE AND DRIVEWAY
- 2 RECEPTION ROOMS & CONSERVATORY
- KITCHEN/BREAKFAST ROOM & UTILITY
- CLOAKROOM, EN SUITE AND FAMILY BATHROOM
- WALKING DISTANCE OF TRAIN STATION AND TOWN CENTRE
- READY TO MOVE INTO NO CHAIN





Well presented 4 double bedroom detached double fronted property that is ideally located and walking distance of the train station and town centre. This gorgeous property has the benefit of 2 reception rooms, kitchen/breakfast room, utility, cloakroom, conservatory, 4 double bedrooms, en suite and family bathroom. This chain free property has the added benefit of a generous size rear garden, driveway and garage. Contact us the sole agents to arrange your viewing.

#### **FRONT DOOR**

With decorative glass panels into:

#### **ENTRANCE HALL**

Stairs with newly fitted carpet leading to first floor landing. Laminate flooring. Under stairs storage cupboard with light and power. uPVC double glazed window to front. Double glass doors leading to dining room. Doors to:

#### **CLOAKROOM**

Low level WC. Pedestal basin. Radiator. Laminate flooring. uPVC double glazed window to side. Radiator. Consumer unit. Extractor fan.

#### **KITCHEN/BREAKFAST ROOM**

12' 0" x 10' 2" (3.66m x 3.1m) Fitted with wall, base and drawer units and work surfaces over. Stainless steel single drainer sink unit with modern mixer tap. Built in double oven, gas hob and extractor over. Space for fridge / freezer. Built in dishwasher. Tiled floor. Spot lights. uPVC double glazed window to rear. Door to:

#### **UTILITY ROOM**

7' 9" min x 5' 2" (2.36m x 1.57m) Wall and base units. Space and plumbing for washing machine. Space for tumble dryer. Wall mounted gas boiler. White single drainer sink unit with mixer tap. Door to rear garden.

#### **LOUNGE**

23' 4" into bay x 11' 6" (7.11m x 3.51m) Gas fire with hearth and surround. Two wall lights. Telephone point. Three radiators. uPVC double glazed bay window to front. uPVC double glazed French doors to:

#### **CONSERVATORY**

5' 9" x 0' (1.75m x 0m) Underfloor heating. Two slim line radiators. Tiled floor. Fan / light. uPVC double glazed French doors to rear garden, tiled floor.

#### **DINING ROOM**

12' 00" into bay x 9' 3" (3.66m x 2.82m) uPVC double glazed bay window to front. Coving to ceiling. Radiator. Two wall lights. Double glass panel doors from entrance hall.

### LANDING

Loft hatch to part boarded loft with light. Radiator. Newly fitted carpet. Airing cupboard with cylinder and shelving. Doors to:

### MASTER BEDROOM

11' 10" x 9' 6" (3.61m x 2.9m) Two built in double wardrobes. Coving to ceiling. Newly fitted carpet. Radiator. uPVC double glazed window to front. Door to:

### ENSUITE

Fully tiled shower with bi folding door and shower over. Vanity basin with cupboard under. Low level WC. Radiator. Frosted uPVC double glazed window to front. Laminate flooring.

### BEDROOM TWO

12' 0" x 9' 4" (3.66m x 2.84m) Coving to ceiling. Radiator. uPVC double glazed window to front.

### BEDROOM THREE

12' 0" x 9' 4" (3.66m x 2.84m) uPVC double glazed window to rear. Radiator.

### BEDROOM FOUR

9' 6" x 8' 4" (2.9m x 2.54m) uPVC double glazed window to rear. Laminate flooring. Radiator.

### BATHROOM

Panelled bath with mixer tap, shower attachment over bath. Complimentary tiled splash back. Low level WC. Pedestal basin with tiled splash back. Laminate flooring. Shaver socket / light, Frosted. Radiator. uPVC double glazed window to rear.

### OUTSIDE

### FRONT GARDEN

Retaining Sandstone brick wall with steel railings and gate. Power to front. Two holly bushes. Sandstone pathway to front door.

### DRIVEWAY LEADING TO:

### GARAGE

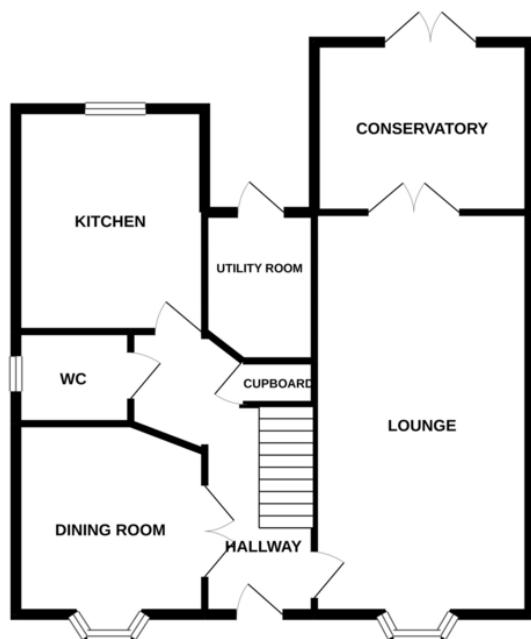
16' 9" x 8' 1" (5.11m x 2.46m) Up and over door. Eaves storage. Isolator. Laminate flooring. Power and light. Personnel door to:

### REAR GARDEN

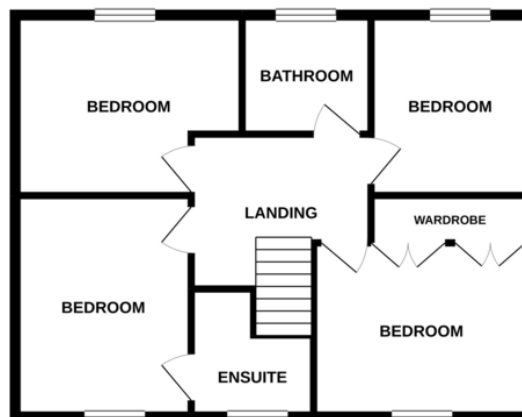
Generous landscaped rear garden with Sandstone patio, outside tap, electric point. Water feature. Laid to lawn, raised flower beds set in feature dwarf brick wall, Slated bed. Paved patio to rear. Solar Apex potting shed with power and light. Gated side access. Personal door to garage.



GROUND FLOOR  
778 sq. ft. (72.3 sq. m.) approx.



1ST FLOOR  
606 sq. ft. (56.3 sq. m.) approx.



TOTAL FLOOR AREA: 1384 sq. ft. (128.6 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	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

## OFFICE

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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.