



**Kennedy
& Foster**

33 Hollyhock Way

Biggleswade

SG18 8YQ

£385,000

- OVERLOOKING FIELDS TO FRONT
- WELL PRESENTED 3 BEDROOM SEMI-DETACHED
- 'ORCHARD CHASE' DEVELOPMENT
- LOUNGE
- KITCHEN/DINING ROOM
- CLOAKROOM, EN SUITE & FAMILY BATHROOM
- GENEROUS SIZE REAR GARDEN
- DRIVEWAY



This very well presented 3 bedroom semi-detached property was built c5 years ago by Taylor Wimpey Homes. The property is in a delightful position overlooking fields to the front on the desirable 'Orchard Chase' development. Accommodation: Hall, lounge, cloakroom, kitchen/dining room, 3 bedrooms, en suite and family bathroom. The property has the added benefits of a good size rear garden and a driveway for 2 cars to the side of the property. Contact K & F the sole agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor. Glazed door into:

LOUNGE

13' 10" x 12' 01" (4.22m x 3.68m) uPVC double glazed window to front, radiator. Door to:

INNER LOBBY

Understairs storage cupboard with shelving, tiled floor. Doors to:

CLOAKROOM

Low level WC, pedestal basin, radiator, tiled floor.

KITCHEN/DINING ROOM

15' 05" x 9' 4" (4.7m x 2.84m) Wall, base and drawer units with work surfaces over, integrated fridge/freezer, built in oven and microwave, 1 1/2 bowl single drainer sink unit with mixer tap, integrated dishwasher and washing machine, cupboard housing boiler, ceramic

hob, tiled floor, uPVC double glazed window and French doors to rear garden.

FIRST FLOOR LANDING

Doors to:

BEDROOM ONE

12' 01" max x 9' 02" min widening to 11' 02" (3.68m x 2.79m) uPVC double glazed window to front, radiator. Door to:

ENSUITE

Tiled shower cubicle with rainwater shower over and shower attachment, pedestal basin, low level WC, tiled floor, frosted uPVC double glazed window to front, radiator.

BEDROOM TWO

10' 10" x 8' 7" (3.3m x 2.62m) uPVC double glazed window to rear, radiator.

BEDROOM THREE

11' 07" x 6' 7" (3.53m x 2.01m) uPVC double glazed window to rear, radiator.

BATHROOM

Panelled bath with hand shower over, low level WC, pedestal basin, tiled floor, radiator.

OUTSIDE

FRONT GARDEN

Paved pathway and steps to front door, shrubs.

PARKING TO SIDE OF PROPERTY

REAR GARDEN

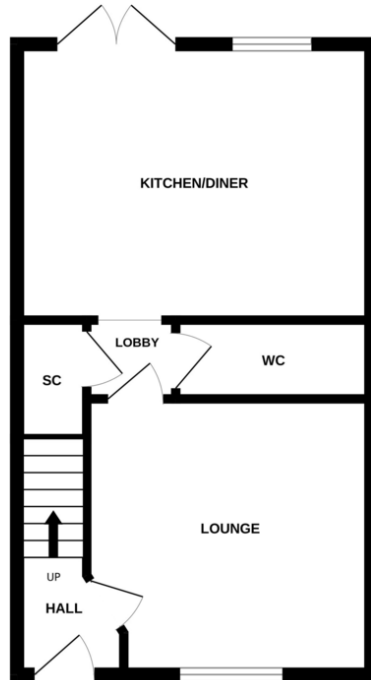
Paved patio, laid to lawn, gated side access, shed, outside tap.

AGENT NOTES

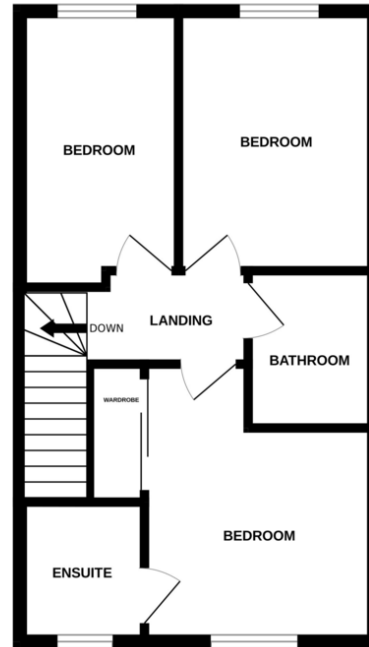
Development Charge - TBC



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 C

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		

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.