



**Kennedy
& Foster**

10 Sage Close
Biggleswade
SG18 8WH
£600,000

- EXTENDED DETACHED FAMILY HOME
- WELL PRESENTED THROUGHOUT
- REFITTED KITCHEN & ENSUITE
- OPEN PLAN DINING AND FAMILY ROOM
- UTILITY ROOM
- TWO FURTHER RECEPTION ROOMS
- 4kWh SOLAR PANEL SYSTEM
- DOUBLE GARAGE AND DRIVEWAY



Located on the sought after Saxon Gate development and close to local shops and amenities, this four bedroom family home has been extended and much improved by the vendor. The property includes cloakroom, lounge, study, refitted shaker style kitchen with open plan living/dining space to include bi fold doors on to garden, four bedroom, refitted bathroom and en suite and boasting a detached double garage.

FRONT DOOR INTO:

ENTRANCE HALL

Radiator, stairs to first floor with understairs storage cupboard. Doors to:

CLOAKROOM

Low level WC, pedestal basin, radiator, frosted uPVC triple glazed window to front.

LOUNGE

14' 02" into bay x 11' 05" (4.32m x 3.48m) Gas fire with marble effect hearth, coving to ceiling. Archway to:

DINING ROOM/MUSIC ROOM

10' 11" x 8' 06" (3.33m x 2.59m) Double radiator, opening doors to entrance hall, uPVC triple glazed window.

KITCHEN/FAMILY/DINING ROOM

KITCHEN AREA

20' 05" x 10' 04" (6.22m x 3.15m) Range of wall, base and drawer units with work surface over, 1 1/2 bowl sink unit, pull out bin cupboard. Range style 3 oven cooker with 5 ring hob and extractor fan over, integrated dishwasher and fridge/freezer, uPVC triple glazed window to front. Opening to:

FAMILY AND DINING AREA

25' 07" x 10' 07" to front of cupboard (7.8m x 3.23m) Two radiators, Dual aspect windows, double glazed Velux windows, bi fold doors to rear garden, built in storage cupboard incorporating desk.

UTILITY ROOM

Space for washing machine and tumble dryer, stainless steel single drainer sink unit, base cupboard, shelving.

FIRST FLOOR LANDING

Access to loft hatch with retractable ladder, radiator, uPVC triple glazed window to half landing, airing cupboard housing boiler, hot water tank and shelving. Doors to:

BEDROOM ONE

14' 11" x 10' 11" (4.55m x 3.33m) Radiator, uPVC triple glazed window, two built in double wardrobes, coving to ceiling. Door to:

ENSUITE

Shower cubicle with shower over, wash hand basin, low level WC, frosted uPVC triple glazed window, extractor fan, heated towel rail.

BEDROOM TWO

11' 01" x 9' 02" (3.38m x 2.79m) Radiator, uPVC triple glazed window, coving to ceiling.

BEDROOM THREE

10' 11" x 8' 9" (3.33m x 2.67m) uPVC triple glazed window, radiator, storage cupboard, coving to ceiling.

BEDROOM FOUR

9' 01" x 6' 10" (2.77m x 2.08m) Radiator, uPVC triple glazed window, coving to ceiling.

4 PIECE BATHROOM

Bath with waterfall tap, close coupled WC, shower cubicle with shower over, wash hand basin with cupboard under, radiator, frosted uPVC triple glazed window, extractor fan, complimentary tiling, heated towel rail.

OUTSIDE

FRONT GARDEN

Shingle, raised bed, outside tap, gated access to rear.

DOUBLE WIDTH DRIVEWAY TO:

DOUBLE GARAGE

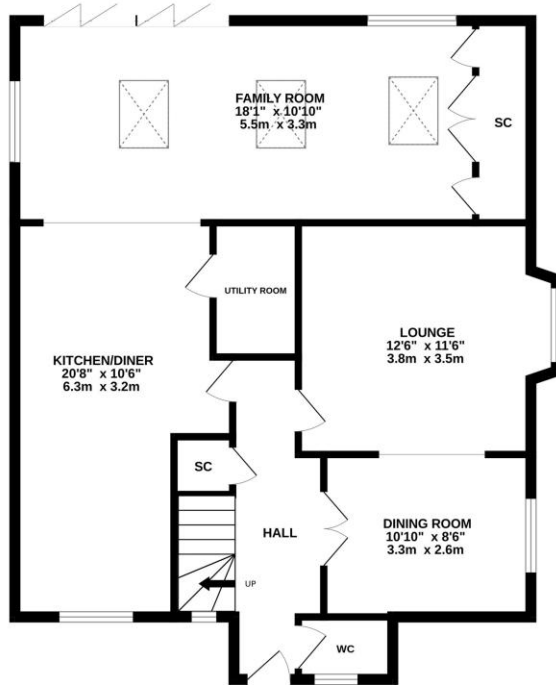
17' 10" x 17' 5" (5.44m x 5.31m) Two up and over doors, power and light, eaves storage.

REAR GARDEN,

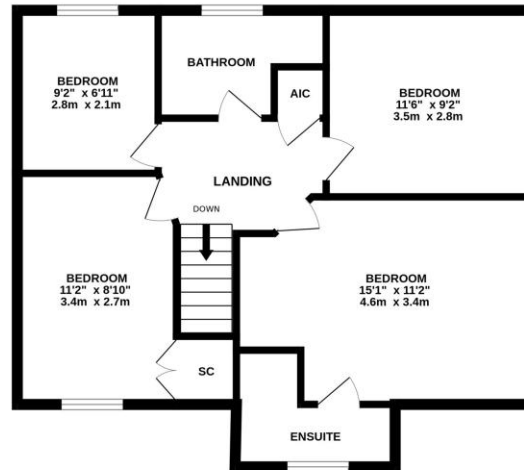
Laid to lawn, patio, pergola, shrubs and plants, raised vegetable patch, lean to green house, wild life pond, water butt, personnel door to double garage, gated access to front.



GROUND FLOOR
920 sq.ft. (85.5 sq.m.) approx.



1ST FLOOR
613 sq.ft. (57.0 sq.m.) approx.



TOTAL FLOOR AREA : 1533 sq.ft. (142.4 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 F

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B	91 B	91 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.