



**Kennedy  
& Foster**

15 Gilbert Avenue

Biggleswade

SG18 8FZ

**£389,950**

- SOUGHT AFTER ROAD ON KINGS REACH DEVELOPMENT
- VERY WELL PRESENTED
- THREE BEDROOM LINKED DETACHED
- GORGEOUS REFITTED KITCHEN
- BIFOLD DOORS LEADING TO GARDEN
- CLOAKROOM, ENSUITE & FAMILY BATHROOM
- CARPORT AND DRIVEWAY TO SIDE OF PROPERTY
- HOME TO BE PROUD OF



This beautifully presented 3 bedroom linked detached property can be found on this sought after road on the popular Kings Reach development. This gorgeous home has had the benefit of a recently refitted kitchen with integrated appliances, quartz work tops and bifold doors leading onto the garden. The property has been redecorated and has new flooring. To compliment the property further is a downstairs cloakroom, ensuite, family bathroom, a carport and driveway next to the property for 2 cars. If you want a property ready to move into contact us, the Sole Agents to arrange your viewing.

#### **FRONT DOOR INTO**

Open plan entrance area leading to:

#### **LOUNGE**

11' 0" x 9' 10" (3.35m x 3m) Dual aspect uPVC double glazed window, two radiators, LVT flooring, open plan inner hall, stairs to first floor landing, opening to inner hall storage cupboard under. Door to:

#### **CLOAKROOM**

Low level WC, pedestal basin, Panelling to half height, frosted uPVC double glazed window to rear.

#### **KITCHEN**

15' 9" x 9' 02" (4.8m x 2.79m) Refitted with range of wall, base and drawer units, integrated washer/dryer, dishwasher and fridge/freezer, pull out larder, built in double oven, 5 ring gas hob with extractor over, Quartz work surface, LVT flooring, wine cooler, 1 1/2 bowl single drainer sink unit with mixer tap, cupboard housing boiler, uPVC double glazed window to front, bi-fold door, vertical radiator.

#### **FIRST FLOOR LANDING**

uPVC double glazed window to front, access to boarded loft and ladder. Doors to:

#### **BEDROOM ONE**

11' 7" x 9' 05" (3.53m x 2.87m) Fitted double wardrobe, uPVC double glazed window to front, radiator. Door to:

#### **ENSUITE**

Fitted double tiled shower cubicle with sliding door, rainwater shower over and hand held shower attachment, low level WC, pedestal basin, radiator, frosted uPVC double glazed window to rear.

#### **BEDROOM TWO**

13' 7" to front of wardrobe x 7' 9" (4.14m x 2.36m) Built in double wardrobe with mirrored sliding doors, radiator, uPVC double glazed window to front.

### **BEDROOM THREE**

8' 9" x 7' 11" (2.67m x 2.41m) Radiator, uPVC double glazed window to rear.

### **BATHROOM**

Panelled bath with shower over and tiled splash back and shower screen, pedestal basin, low level WC, tiled floor, frosted uPVC double glazed window to rear, radiator.

### **OUTSIDE**

#### **FRONT**

Carport to side of property for approx. two cars, gated side access.

### **REAR GARDEN**

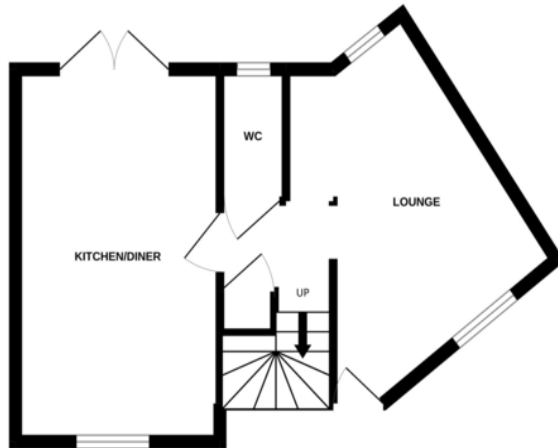
Artificial lawn, extended patio, decking area, raised beds, gated side access, outside tap.

### **AGENT NOTES**

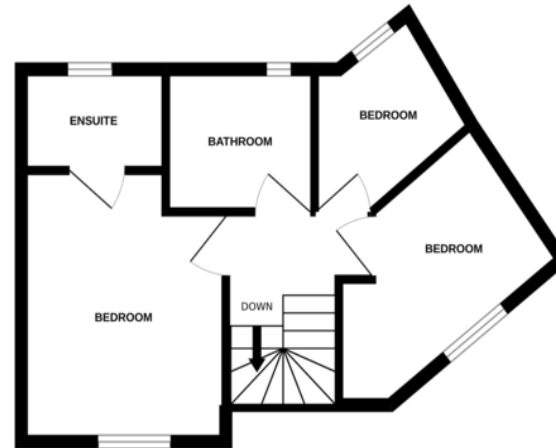
Please note measurements may vary due to shape of the property.



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 D

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 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.