

**Kennedy  
& Foster**

34 Foxglove Drive •  
Biggleswade  
SG18 8SP  
**£535,000**

- FOUR BEDROOM DETACHED FAMILY HOME
- SEPARATE RECEPTION ROOM
- CONSERVATORY
- 15FT KITCHEN/BREAKFAST ROOM

- BUILT IN WARDROBES TO THREE BEDROOMS
- ENSUITE
- GARAGE AND DRIVEWAY
- SOUGHT AFTER SAXON GATE DEVELOPMENT



A well presented family home on the sought after Saxon Gate development, close to amenities and shops. The property benefits from a 15ft kitchen / breakfast room, separate reception rooms, conservatory, good size bedrooms, garage and driveway. Contact us the Sole Agents to arrange a viewing.

**DOUBLE GLAZED COMPOSITE FRONT DOOR INTO:**

#### **HALLWAY**

Stairs rising to first floor, LVT floor, wall mounted radiator, picture rail, coving to ceiling. Panelled doors to:

#### **CLOAKROOM**

Close coupled WC, wash hand basin with cupboard under and tiled splash back, tiled floor.

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

15' 4" x 8' 5" (4.67m x 2.57m) uPVC double glazed window to rear, uPVC double glazed door to side. Range of eye level and base units with work surfaces over and contrasting tiled splash back. Induction Neff hob with extractor over, built in double oven, 1 1/2 bowl sink and drainer unit, space for washing machine and dishwasher, integrated fridge/freezer, wall mounted radiator.

#### **LOUNGE**

14' 3" x 11' 11" (4.34m x 3.63m) uPVC double glazed doors to conservatory, LVT floor, coving to ceiling, wall mounted radiator, dado rail.

#### **CONSERVATORY**

uPVC double glazed windows to three aspects and doors to garden (with fitted blinds and self cleaning glass roof), wall mounted electric radiator.

#### **DINING ROOM**

11' 2" (13'7 into bay) x 8' 6" (3.4m x 2.59m) uPVC double glazed bay window to front aspect, wall mounted radiator, coving to ceiling.

### FIRST FLOOR LANDING

Access to loft space, dado rail, built in cupboard housing hot water cylinder. Panelled doors to:

### BEDROOM

12' 2" x 11' 6" (8'10) (3.71m x 3.51m) uPVC double glazed bay window to front aspect, fitted wardrobes to one wall, wall mounted radiator. Panelled door to:

### ENSUITE

Frosted uPVC double glazed window to front aspect, shower unit, vanity unit with wash hand basin and cupboard under, tiled splash back, close coupled WC, wall mounted heated towel rail, tiled floor.

### BEDROOM

11' 2" x 9' 0" (3.4m x 2.74m) uPVC double glazed bay window to rear aspect, wall mounted radiator, fitted wardrobes.

### BEDROOM

11' 8" x 7' 2" (3.56m x 2.18m) uPVC double glazed bay window to rear aspect, wall mounted radiator, fitted wardrobes.

### BEDROOM

9' 3" x 8' 4" excluding door recess (2.82m x 2.54m) uPVC double glazed bay window to front aspect, wall mounted radiator.

### BATHROOM

Frosted uPVC double glazed bay window to side

aspect, close coupled WC, panelled bath with shower attachment over and shower screen, pedestal mounted wash hand basin, tiled surround, tiled floor, wall mounted heated towel rail.

### FRONT GARDEN

Mainly laid to lawn with shrub border, gated side access to rear.

### GARAGE

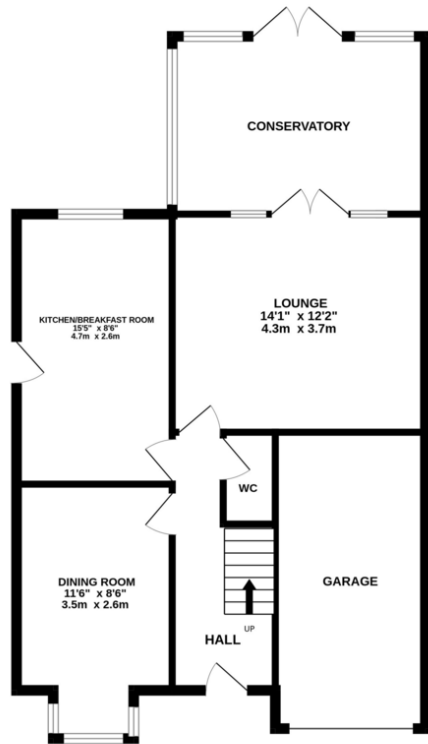
Integrated garage with up and over door. Driveway providing off road parking for two or more vehicles.

### REAR GARDEN

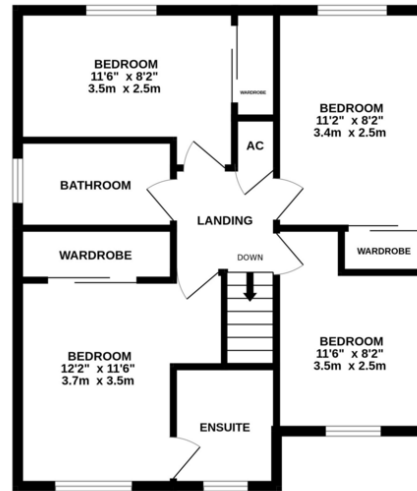
Attractive garden enclosed by tiled panel fencing, part laid lawn with shrubs, plants and trees, patio area, gated access to front.



GROUND FLOOR  
773 sq.ft. (71.8 sq.m.) approx.



1ST FLOOR  
578 sq.ft. (53.7 sq.m.) approx.



TOTAL FLOOR AREA : 1351 sq.ft. (125.5 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		
69-80	C	69 C	77 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.