



**Kennedy
& Foster**

26 Dodimead Way

Biggleswade

SG18 0PY

£475,000

- FOUR BEDROOM DETACHED HOME
- WELL PRESENTED THROUGHOUT
- 20FT KITCHEN/DINER
- PLANTATION SHUTTER BLINDS
- ENSUITE AND FOUR PIECE BATHROOM
- UTILITY ROOM
- SOUTHERLY FACING GARDEN
- GARAGE AND DRIVEWAY FOR TWO CARS



A light and airy four bedroom detached house on the popular St Andrews Development. This well presented home offers a cloakroom, utility room, attractive lounge, 20ft kitchen/diner, four piece family bathroom, ensuite, southerly facing garden, garage and driveway. Contact K & F the Sole Agents to arrange your viewing.

FROSTED DOUBLE GLAZED COMPOSITE FRONT DOOR INTO:

HALLWAY

Tiled floor, wall mounted radiator, stairs rising to first floor with built in cupboard under. Panelled doors to:

CLOAKROOM

uPVC double glazed frosted window to front aspect,

close coupled WC, wall mounted wash hand basin, tiled splash back, tiled floor, wall mounted radiator, spotlights to ceiling.

UTILITY ROOM

Fitted wall units, with work surface with upstand, space under for washing machine and dryer, tiled floor, wall mounted radiator, spotlights to ceiling.

LOUNGE

17' 0" into bay x 11' 2" (5.18m x 3.4m) uPVC double glazed windows to front aspect with plantation shutter blinds, two wall mounted radiators, panelling to one wall.

KITCHEN/DINER

20' 3" x 10' 2" (6.17m x 3.1m) uPVC double glazed window and French doors to rear, tiled floor, two wall mounted radiators, range of fitted eye level and base units with marble effect work surface over and waterfall end panel. Fitted double oven at eye level, induction hob with chimney style extractor over, 1 1/2 bowl stainless steel sink and drainer unit, integrated fridge/freezer.

FIRST FLOOR LANDING

Access to loft space, uPVC double glazed window to side aspect at half stair, built in cupboard housing wall mounted combi boiler. Panelled doors to:

BEDROOM ONE

10' 3" excluding door recess x 8' 3" (3.12m x 2.51m)
uPVC double glazed window to rear aspect with
plantation shutter blinds, wall mounted radiator.
Panelled door to:

ENSUITE

Walk in shower unit with waterfall shower and hand
held shower attachment, close coupled WC, wall
mounted wash hand basin, tiled floor, wall mounted
heated towel rail.

BEDROOM TWO

11' 8" x 8' 0" (3.56m x 2.44m) uPVC double glazed
window to rear aspect with plantation shutter blind, wall
mounted radiator.

BEDROOM THREE

10' 4" x 6' 6" (3.15m x 1.98m) uPVC double glazed
window to front aspect with plantation shutter blinds,
wall mounted radiator. Panelling to one wall.

BEDROOM FOUR

8' 5" max x 7' 5" (2.57m x 2.26m) uPVC double glazed
window to front aspect with plantation shutter blinds,
wall mounted radiator.

BATHROOM

uPVC double glazed frosted window to side aspect,
close coupled WC, wash hand basin, panelled bath
with shower attachment, tiled splash back, walk in
shower unit, spotlights to ceiling, tiled floor.

SOUTH FACING REAR GARDEN

Two paved patio areas for alfresco dining, faux lawn,
door to storage (rear of garage) gated access to
driveway with power and light. Gated access to:

DRIVEWAY PROVIDING OFF ROAD PARKING FOR TWO CARS

Leading to:

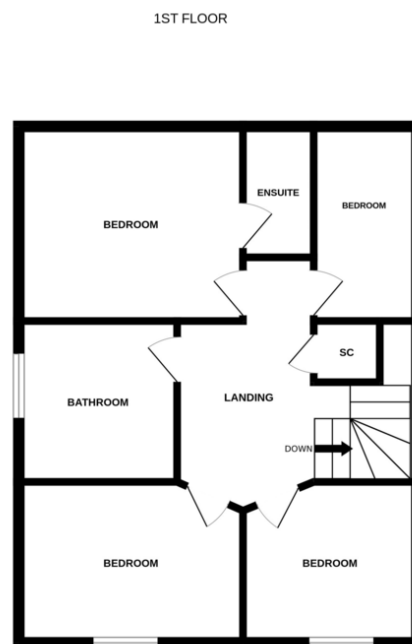
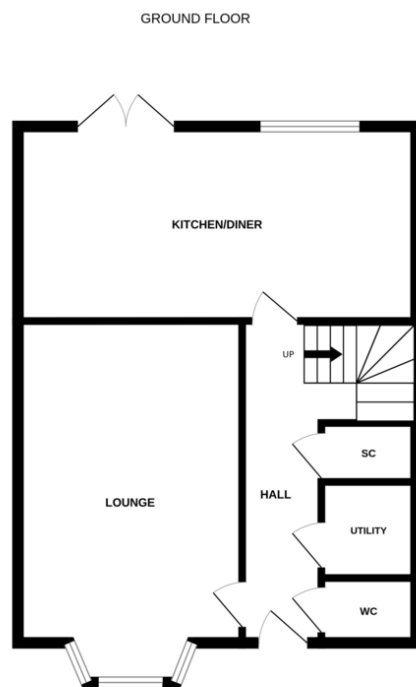
GARAGE

Up and over door, power and light.

FRONT GARDEN

Shingled front garden with path to front door.





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		94 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. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements