





Kennedy & Foster

1 Salcombe Close

Biggleswade

SG18 0FP

OIEO £615,000

- GORGEOUS FOUR DOUBLE BEDROOM DETACHED PROPERTY
- SITUATED ON THE 'MAYTHORNS' DEVELOPMENT
- THREE RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM WITH SEPARATE UTILITY ROOM
- CLOAKROOM AND FAMILY BATHROOM
- EN SUITE TO MASTER BEDROOM
- GORGEOUS GARDEN
- GARAGE AND DRIVEWAY







This well presented double fronted detached property was built approx.15 years ago by David Wilson Homes. This amazing property offers 3 reception rooms, kitchen/breakfast room, utility room, cloakroom, spacious landing, 4 double bedrooms, en suite to master bedroom and a family bathroom. To compliment this beautiful home is a gorgeous rear garden, driveway and garage. Contact us, the sole agents to arrange a viewing.

DOOR INTO:

ENTRANCE HALL
Radiator, dado rail, coving to ceiling, stairs to first floor landing, under stairs storage cupboard. Doors to:

CLOAKROOM
Low level WC, pedestal basin, radiator, consumer unit.

LOUNGE
18' 0" x 11' 9" (5.49m x 3.58m) Radiator, coving to ceiling. Double doors to:

DINING ROOM
11' 9" x 9' 0" (3.58m x 2.74m) Coving to ceiling, radiator, uPVC double glazed French doors to rear garden. Door to:

KITCHEN/BREAKFAST ROOM
18' 4" x 13' 5" (5.59m x 4.09m) Wall, base and drawer units with work surface over, 1 1/2 bowl single drainer sink unit with mixer tap. Island with drawers and breakfast area, built in double oven, 5 ring gas hob with extractor over, built in dishwasher, space for American style fridge/freezer, radiator, uPVC double glazed French doors onto garden, uPVC double glazed window to rear, tiled floor. Door to:

UTILITY ROOM
6' 2" x 5' 2" (1.88m x 1.57m) Space for washing machine and tumble dryer, wall and base units, wall mounted gas boiler, tiled floor. Door to side:

STUDY
10' 3" x 7' 10" (3.12m x 2.39m) uPVC double glazed window to front, radiator, coving to ceiling.

FIRST FLOOR LANDING
Panelling to half height, coving to ceiling, uPVC double glazed window to front. Doors to:

BEDROOM
13' 10" x 12' 0" (4.22m x 3.66m) Built in wardrobe with part mirrored doors, radiator, coving to ceiling, uPVC double glazed window to rear. Door to:

ENSUITE
Double shower unit with shower over, pedestal basin, low level WC, tiled floor, frosted uPVC double glazed window to rear, coving to ceiling, extractor, hated towel rail.

BEDROOM
14' 1" max x 9' 10" (4.29m x 3m) uPVC double glazed window to rear, radiator, coving to ceiling.

BEDROOM
10' 1" x 9' 10" (3.07m x 3m) uPVC double glazed window to front, radiator, coving to ceiling.

BEDROOM
12' 0" x 11' 04" (3.66m x 3.45m) Built in triple wardrobe, uPVC double glazed window to front, radiator, coving to ceiling, part panelling to one wall.

4 PIECE BATHROOM
Panelled bath with waterfall tap and hand held shower over, tiled shower with shower over, low level WC, pedestal basin, tiled floor, heated towel rail, frosted uPVC double glazed window to side, extractor.

FRONT GARDEN

DRIVEWAY FOR APPROX 2/3 CARS LEADING TO:

GARAGE
17' 5" x 8' 9" (5.31m x 2.67m) Up and over door, power and light.

REAR GARDEN
Composite decking, artificial lawn, fig trees, pergola, tiled patio, outside tap, shingle, palm style tree, electric socket, gated side access.

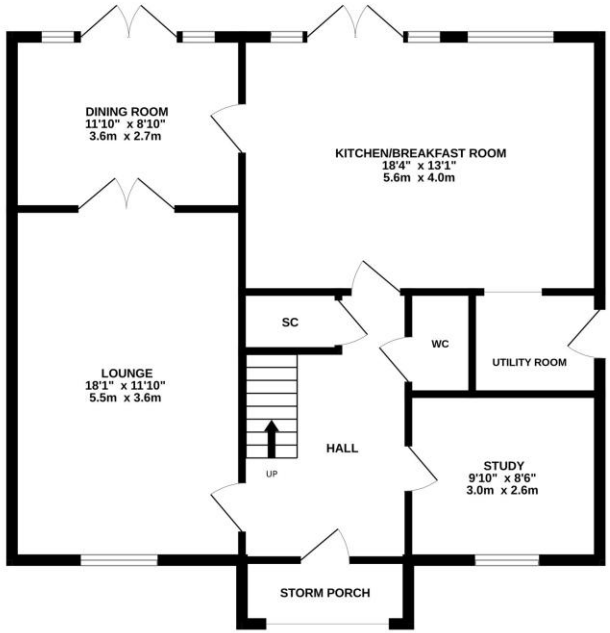
AGENT NOTES - Estate Charge: £121.93 PER EVERY 6 MONTHS.



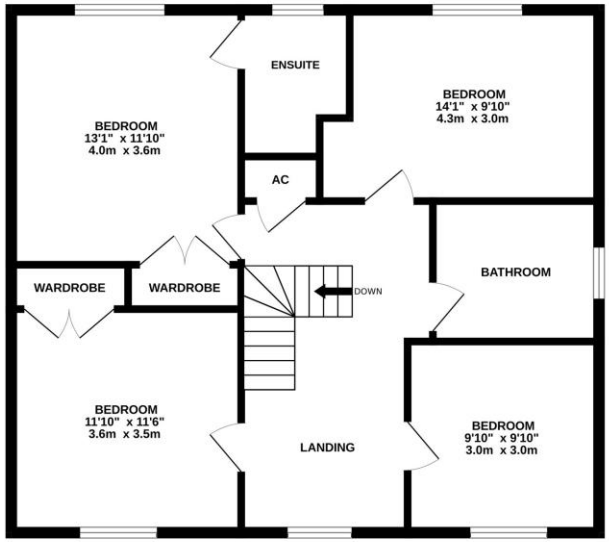




GROUND FLOOR
840 sq.ft. (78.1 sq.m.) approx.



1ST FLOOR
812 sq.ft. (75.4 sq.m.) approx.



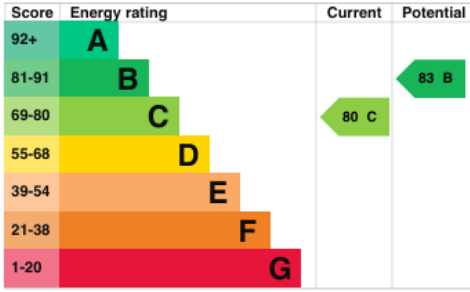
TOTAL FLOOR AREA : 1652 sq.ft. (153.5 sq.m.) approx.

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 F

TENURE
Freehold

LOCAL AUTHORITY
Central Bedfordshire Council



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.