



**Kennedy
& Foster**

5 Compton Mead

Biggleswade

SG18 8LW

£595,000

- BUILT TO LANGDALE DESIGN BY TAYLOR WIMPEY
- FOUR DOUBLE BEDROOMS
- WELL APPOINTED ACCOMMODATION
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- CLOAKROOM
- MASTER SUITE WITH DRESSING AREA, BEDROOM AND ENSUITE
- PARKING FOR C 6 CARS & GARAGE



Built to the stunning Langdale design, this beautifully appointed 'L' Shaped detached executive home is positioned in a gorgeous location on the outskirts of the Kings Reach development, giving easy reach to the Train Station and Town Centre.

This 4 double bedroom property has the added advantage of parking for c6 cars, garage and well designed light and airy family accommodation as follows: Reception hall, Lounge with patio doors leading to the rear garden, kitchen/breakfast room with patio doors leading to the rear garden Ideal for entertaining. Contact Kennedy & Foster The Sole Agents to arrange your viewing.

FRONT DOOR INTO:

RECEPTION HALLWAY

Stairs to first floor landing, Dual aspect uPVC double glazed windows, radiator, under stairs storage cupboard, Karndean flooring. Doors to:

LOUNGE

14' 08" x 14' 11" (4.47m x 4.55m) uPVC double glazed windows, uPVC double glazed French doors opening to rear garden, radiator.

CLOAKROOM

Low level W.C, pedestal basin, Karndean flooring, uPVC double glazed frosted window.

DINING ROOM

11' 01" x 10' 00" (3.38m x 3.05m) Dual aspect windows, Karndean flooring.

KITCHEN/BREAKFAST ROOM

22' 05" x 11' 05" (6.83m x 3.48m) Wall, base and drawer units with granite work surfaces over, 1 1/2 bowl sink unit with mixer tap. Double oven, 5 ring gas hob with extractor hood over, plinth lighting, Karndean flooring, integrated dishwasher, washing, machine and fridge/freezer. uPVC double glazed window and uPVC double glazed French doors.

FIRST FLOOR LANDING

uPVC double glazed window to rear, radiator, Karndean flooring, airing cupboard, access to loft hatch. Doors to:

MASTER SUITE

BEDROOM AREA

12' 06" x 11' 01" (3.81m x 3.38m) Dual aspect window, uPVC double glazed windows, radiator.

DRESSING ROOM AREA

7' 04" x 5' 09" (2.24m x 1.75m) Built in triple wardrobe with mirrored sliding doors. Door to:

ENSUITE

7' 02" x 5' 00" (2.18m x 1.52m) Fully tiled double shower with shower over, low level W.C, wash hand basin, uPVC double glazed frosted window, heated towel rail, shaver point.

BEDROOM TWO

14' 11" x 10' 01" (4.55m x 3.07m) Dual aspect uPVC double glazed window, radiator, fitted wardrobe along one wall with sliding mirrored doors.

BEDROOM THREE

10' 00" x 9' 05" (3.05m x 2.87m) Dual aspect uPVC double glazed window, radiator.

BEDROOM FOUR

11' 05" x 8' 09" (3.48m x 2.67m) Built in cupboard, uPVC double glazed window, radiator.

BATHROOM

Panelled bath with shower over, shower screen, low level W.C, pedestal basin, uPVC double glazed frosted window.

OUTSIDE

FRONT

Block paved, parking for numerous cars, gated side access leading to rear garden.

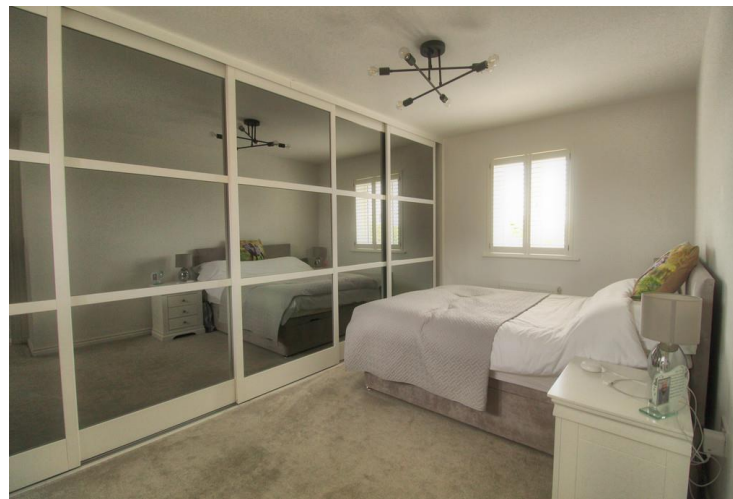
BLOCK PAVED DRIVEWAY LEADING TO :

GARAGE

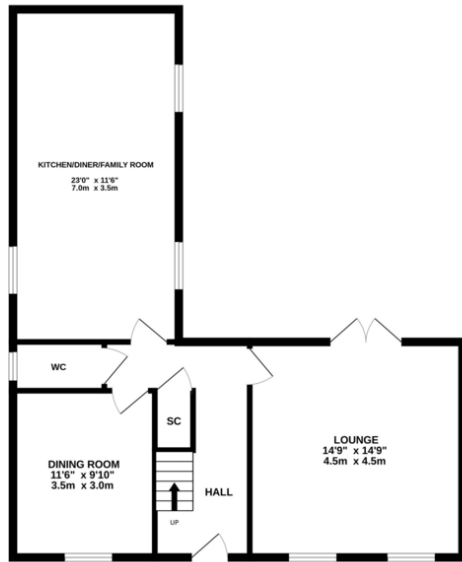
19' 05" x 9' 10" (5.92m x 3m) Up and over door, power and light, personal door to rear garden.

REAR GARDEN

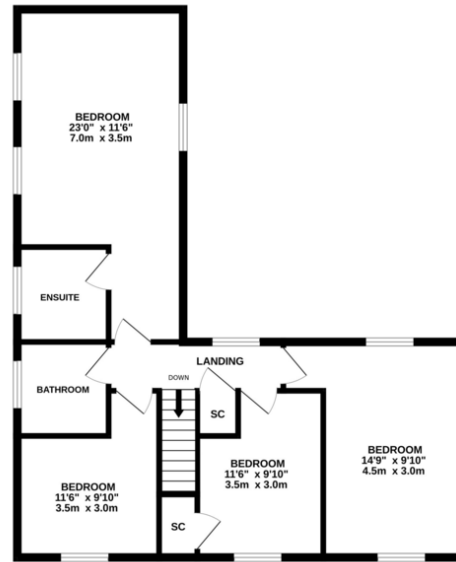
Laid to lawn, patio shed, electric points, outside tap, personal door to garage.



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 F

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	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. 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