



**Kennedy
& Foster**

8 Derwent Avenue

Biggleswade

SG18 8LY

£495,000

- STUNNING EXTENDED FOUR BEDROOM SEMI
- WITHIN WALKING DISTANCE TO TRAIN STATION AND TOWN CENTRE
- REFITTED KITCHEN/BREAKFAST ROOM
- SNUG/STUDY
- PANTRY/UTILITY
- ORANGERY
- REFITTED ENSUITE & REFITTED 4 PIECE BATHROOM
- GARDEN ROOM



A STUNNING EXTENDED FOUR BEDROOM SEMI-DETACHED HOME YOU WILL BE PROUD TO OWN and that offers beautifully presented accommodation as follows: Entrance hall, lounge, snug/playroom, refitted kitchen/breakfast room, laundry cupboard, pantry /utility , cloakroom, orangery, 4 good size bedrooms, refitted en suite and refitted four piece bathroom. Parking for c3 cars, attractive rear garden with garden room and storage. An early viewing comes highly recommended by Kennedy & Foster the sole agents.

COMPOSITE FRONT DOOR INTO:

ENTRANCE HALL

Oak laminate flooring, vertical radiator, inset light, cloaks cupboard, stairs to first floor. Door to:

LOUNGE

19' 03" x 9' 02" (5.87m x 2.79m) Oak laminate flooring, inset lighting, under stairs cupboard, uPVC double glazed window to front with fitted shutters, 2 vertical radiators, smoke alarm, door to kitchen. Door to:

SNUG/OFFICE/GAMES ROOM

13' 09" x 8' 08" (4.19m x 2.64m) Inset lighting, oak laminate flooring, uPVC double glazed window to side with fitted shutters, vertical radiator, door to entrance hall.

INNER LOBBY

Built in full height fridge/freezer and storage, tiled flooring.

LAUNDRY CUPBOARD

Space for tumble dryer, fitted shelving for storage, space and plumbing for washing machine.

KITCHEN /BREAKFAST ROOM

16' 09" x 9' 08" (5.11m x 2.95m) White high gloss soft closing wall, base and drawer units with work surfaces over. Built in double oven, induction hob and extractor hood over, integrated dishwasher, 1 1/2 bowl sink unit with spray tap, breakfast bar, full height built in fridge and full height built in freezer, 2 vertical radiator, plinth lighting, tiled flooring, uPVC double glazed window to rear, entrance to Orangery. Doors to:

UTILITY/PANTRY

8' 08" x 3' 11" (2.64m x 1.19m) Full height built in shelved storage cupboard, composite door to side, vertical radiators, tiled flooring.

CLOAKROOM

Closed couple W.C, vanity basin and cupboard under, vertical radiator, uPVC double glazed frosted window to side.

ORANGERY

Two uPVC double glazed windows to side with fitted shutters, origin aluminium bi-fold doors with blue tint glass, roof lantern with blue tint glass, vertical radiator, inset lighting, tiled flooring.

FIRST FLOOR LANDING

Vertical radiator, cupboard housing combi boiler and shelving. Storage cupboard, smoke alarm, loft hatch leading to insulated and partially boarded loft, inset lighting. Door to:

MASTER BEDROOM

10' 08" x 9' 02" (3.25m x 2.79m) Built in wardrobes and storage, inset lighting, vertical radiator, uPVC double glazed window to front with fitted shutters. Door to:

REFITTED ENSUITE

Fully tiled double shower with mixer tap, rainwater shower head over and hand shower attachment, close coupled W.C, vanity basin with drawers under, fitted cupboard, heated towel rail, inset lighting, shaver point.

BEDROOM

17' 10" x 7' 07" (5.44m x 2.31m) Vertical radiator, uPVC double glazed window to rear with fitted shutters, built in wardrobe with sliding door, inset lighting.

BEDROOM

16' 03" x 5' 09" (4.95m x 1.75m) Vertical radiator, uPVC double glazed window to rear with fitted shutters, built in shelved cupboard, inset lighting.

BEDROOM

10' 05" x 9' 00" (3.18m x 2.74m) Fitted wardrobe, inset lighting, uPVC double glazed window to front with fitted shutters, vertical radiator.

REFITTED FAMILY BATHROOM

Walk in fully tiled shower with rainwater shower over and hand shower attachment, low level W.C, vanity basin with cupboard under, inset lighting, uPVC double glazed frosted window to rear, heated towel rail, shaver point.

OUTSIDE

FRONT

Block paved parking for 3 cars, gated access to:

ATTRACTIVE REAR GARDEN

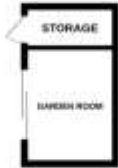
Tiled patio areas, artificial lawn, raised beds, outside lighting, 2 outside taps, 2 external plug sockets.

GARDEN ROOM

9' 00" x 5' 11" (2.74m x 1.8m) uPVC double glazed sliding door, power and light, electric wall mounted heater, wall mounted folding bar, storage to side.



GROUND FLOOR
667 sq ft (300.5 sq m.) approx.



FIRST FLOOR
849 sq ft (387.1 sq m.) approx.



TOTAL FLOOR AREA - 1516 sq ft (140.8 sq m.) approx.
 All measurements have been made to the accuracy of the British Standard (BS) measurement of walls, windows, doors 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 a guide only and not for any other purpose. The services, systems and appliances shown have not been tested and no guarantee is given as to their capacity or efficiency at all times.
 Made with Measure 3.2.2.2

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	76 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