



**Kennedy
& Foster**

17 Drove Road
Biggleswade
SG18 8HD
£475,000

- ABSOLUTELY GORGEOUS
- ACCOMMODATION ON THREE LEVELS
- FOUR BEDROOM TERRACE
- KITCHEN/ BREAKFAST ROOM
- LOUNGE/DINING ROOM
- MASTER SUITE WITH ENSUITE
- FOUR PIECE BATHROOM
- WITHIN WALKING DISTANCE TO TOWN CENTRE & TRAIN STATION



This beautiful 4-bedroom terraced property is situated within walking distance of the train station and town centre. The property now has accommodation on 3 levels and comprises of: Entrance Hall, lounge/dining room, refitted kitchen/breakfast room, cloakroom, 4-piece bathroom, 3 bedrooms on the first floor and a master suite bedroom with an ensuite. A viewing is a must to fully appreciate this stunning home. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Laminate flooring. Stairs to first floor with recess under and cupboard housing electric smart meter. Doors to:

LOUNGE/DINING ROOM

24' 04" x 11' 06" (7.42m x 3.51m) Cast iron fireplace with Aegean Limestone surround. Picture rail. Two Victorian style radiators. uPVC double glazed windows to front. uPVC double glazed window to rear. Exposed floorboards. Shelving in alcoves and storage cupboard.

REFITTED KITCHEN/ BREAKFAST ROOM

24' 05" x 8' 02" max (7.44m x 2.49m) KITCHEN AREA: White high gloss wall, base and drawer units with granite work tops. Built in double oven and grill. Space for fridge/freezer, dishwasher and washing machine. White sink unit with mixer tap. 5 Ring gas hob with extractor hood over. Tiled floor. Cupboard housing boiler. uPVC double glazed windows to side. Opening onto:
BREAKFAST AREA - Radiator. uPVC double glazed French doors onto rear garden. uPVC double glazed window to side. Tiled floor. Radiator. Door to:

CLOAKROOM

Low level W.C. Wash hand basin. Frosted uPVC double glazed window to side. Tiled floor:

FIRST FLOOR LANDING

Stairs to second floor and Master Suite. Doors to:

4 PIECE BATHROOM

Fully tiled walls and floor. Free standing bath with mixer tap and shower attachment. Shower cubicle with rainwater head shower and hand shower. Low level W.C. Wash hand basin. Heated towel rail. Frosted uPVC double glazed window to side. Airing cupboard housing refitted cylinder and shelving.

BEDROOM TWO

12' 04" x 12' 00" (3.76m x 3.66m) Feature fireplace. Two built in double wardrobe. Victorian style radiator. uPVC double glazed window to front.

BEDROOM THREE

13' 05" x 11' 11" (4.09m x 3.63m) Feature fireplace. Built in double wardrobe. Radiator. uPVC double glazed window to rear.

BEDROOM FOUR

8' 05" x 6' 00" (2.57m x 1.83m) Victorian style radiator. uPVC double glazed window to front.

SECOND FLOOR LANDING

uPVC double glazed window to rear. Door to:

MASTER SUITE

15' 08" x 15' 01" narrowing to 0.8 (4.78m x 4.6m)

BEDROOM

Two Victorian style radiators. Fitted bedroom furniture to include wardrobes and drawers. Inset lighting. Two uPVC double glazed windows to front and uPVC double glazed windows to rear. Door to:

ENSUITE

Fully tiled double shower with rainwater head shower over and hand held shower. Sink with mixer tap. Low level W.C. Heated towel rail. Extractor. PVC double glazed frosted window to rear.

OUTSIDE

Parking to front of property.

REAR GARDEN

Laid to lawn. Paved patio. Cabin with storage area. Outside tap. Gated side access to front.





TOTAL FLOOR AREA : 1530 sq.ft. (142.2 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 C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C		
55-68	D	63 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 are 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