



**Kennedy
& Foster**

**3 Gale Drive
Biggleswade
SG18 0JQ
£600,000**

- Beautifully Presented
- Four Bedroom Detached
- Three Reception Rooms
- Stunning Kitchen/Breakfast Room/Utility room
- Repainted & Redecorated
- Cloakroom
- Two En suites
- Family Bathroom



This beautifully presented detached home that must be viewed to fully appreciate this property. This spacious home comprises of : Entrance hall, lounge, study/playroom, dining room, cloakroom, kitchen/breakfast room, utility room, four bedrooms, two ensuites and family bathroom. The property benefits from a garage & driveway and is to be found on the Ivel Manor Development. Contact Kennedy & Foster to arrange your viewing.

NEWLY FITTED COMPOSITE FRONT DOOR INTO:

ENTRANCE HALL

Amtico flooring, radiator, stairs to first floor with storage cupboard under, doors to:

LOUNGE

16' 8" x 12' 9" (5.26m x 3.89m) uPVC French doors to rear garden, radiator, remote controlled electric fire with live flame effect, heath and mantle over.

STUDY / PLAYROOM

9' 3" x 8' 6" (2.82m x 2.59m) into Bay uPVC double glazed bay window to front, radiator.

DINING ROOM

10' 7" x 9' 2" (3.23m x 2.79m) uPVC double glazed bay window to front, radiator,

CLOAKROOM

Low level w.c., wash hand basin, radiator, extractor, amtico flooring.

STUNNING KITCHEN/BREAKFAST ROOM

14' 2" x 13' 6" (4.32m x 4.11m) A kitchen to be proud of refitted in 2018 to comprise of; Wall base and drawer units with work surfaces over, integrated dish washer, 1 1/2 bowl sink with modern tap to include spray nozzle, built in oven/grill and microwave, further matching cupboard to one wall and with space for double width fridge/freezer, Island with drawers, wine chiller and wine rack under and work surface over incorporating a five ring electric hob and a modern pull down remote controlled extractor fan, and pop up plug sockets. Under floor heating, vertical radiator, 2 electric velux windows, inset lighting, under cupboard lighting, uPVC double glazed French doors to rear garden, opening to:

UTILITY ROOM

Circular sink with mixer tap, wall units one housing boiler, space for washing machine, space for tumble dryer, uPVC double glazed window to side.

LANDING

Access to insulated loft space, cupboard housing hot water cylinder, doors to:

BEDROOM ONE

14' 5" x 14' 3" (4.39m x 4.34m) L shaped room. Floor to ceiling height triple wardrobes with mirrored sliding doors, radiator, uPVC double glazed window to front, door to:

EN SUITE

Full tiled double shower with rain water head shower plus shower attachment, low level w.c., Vanity basin with drawer under, heated towel rail, frosted uPVC double glazed window to front.

BEDROOM TWO

12' 2" x 9' 1" (3.71m x 2.77m) Built in floor to ceiling height triple wardrobe with mirrored sliding doors, radiator, uPVC double glazed window to front, door to:

SECOND EN SUITE

Fully tiled double shower with shower attachment, wash hand basin, low level w.c., radiator, frosted uPVC double glazed window to front.

BEDROOM THREE

12' 2" x 9' 0" (3.71m x 2.74m) uPVC double glazed windows to rear and side, radiator.

BEDROOM FOUR

10' 5" x 9' 2" (3.18m x 2.79m) uPVC double glazed window to rear. Radiator.

BATHROOM

Fully tiled walls surrounding bath with shower attachment and mixer tap, vanity basin with drawer under, low level w.c., heated towel rail, shaver socket frosted uPVC double glazed window to rear.

OUTSIDE

FRONT GARDEN

Laid to lawn, slated beds. Pathway leading to front door.

Driveway to side of property leading to garage with a further parking space opposite.

REAR GARDEN

Enclosed by brick wall and fencing, mainly laid to lawn, raised beds, gated side access to driveway, outside tap, outside lighting, personal door to:

Brick built shed with eaves storage, power and light.

GARAGE

19' 5" x 10' 8" (5.92m x 3.25m) Up and over door, Eaves storage, power and light.

AGENTS NOTES

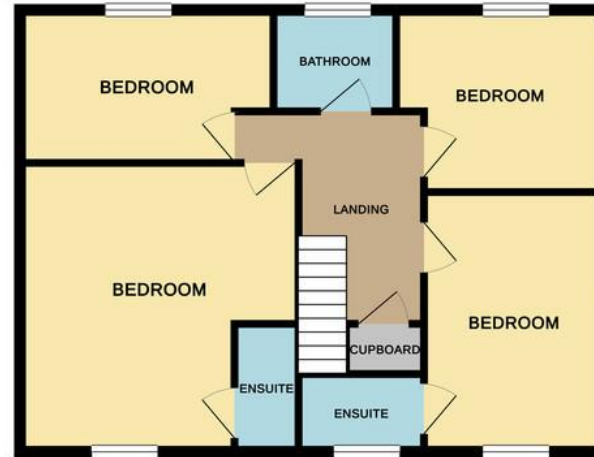
There is a maintenance charge for the development currently approx.. £200.00 per annum tbc.



GROUND FLOOR
705 sq. ft. (65.5 sq. m.) approx.



1ST FLOOR
638 sq. ft. (59.3 sq. m.) approx.



TOTAL FLOOR AREA: 1343 sq. ft. (124.7 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 E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		93
(81-91)	B	85	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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