



**Kennedy
& Foster**

35 Larkinson Avenue •

Biggleswade

SG18 0RF

£575,000

EXECUTIVE STYLE DETACHED RESIDENCE

• THREE RECEPTION ROOMS

• SPACIOUS KITCHEN/BREAKFAST ROOM

• CLOAKROOM

• TWO ENSUITES & FAMILY BATHROOM

• FOUR GOOD SIZED DOUBLE BEDROOMS

• GOOD SIZE CORNER PLOT

• GARAGE & DRIVEWAY WITH AMPLE PARKING



Built to the Nene style on this private road in Larkinson Avenue on the popular St Andrews development. This spacious executive detached residence on a corner plot offers an amazing floorplan as follows: Entrance Hall, cloakroom, study, dining room, lounge, spacious kitchen/breakfast room with integrated appliances. Four good sized bedrooms, two ensuites and family bathroom. To compliment this family home is a garage, driveway and gardens. Contact Kennedy & Foster to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

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

DINING ROOM

13' 06" x 10' 03" (4.11m x 3.12m) uPVC double glazed bay window to front. Radiator, uPVC double glazed window to side.

KITCHEN/DINING ROOM

22' 02" x 9' 10" (6.76m x 3m) Wall, base and drawer units with work surfaces over, integrated fridge/freezer, dishwasher & washing machine. 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, AEG built in appliances. Inset lighting, uPVC double glazed window to front, Amtico flooring, uPVC double glazed French doors to rear garden.

CLOAKROOM

Low level w.c. pedestal basin, radiator, Amtico flooring, extractor fan, consumer unit.

STUDY

10' 03" x 6' 03" (3.12m x 1.91m) Radiator, uPVC double glazed window to side.

LOUNGE

16' 11" x 12' 10" (5.16m x 3.91m) uPVC double glazed windows & 2 French door to rear garden, two radiators, Amtico flooring, triple aspect.

FIRST FLOOR LANDING

Access to loft, radiator, doors to:

MASTER SUITE BEDROOM

13' 02" x 10' 09" (4.01m x 3.28m) Two built in triple wardrobes, radiator, uPVC double glazed window to front, door to:

ENSUITE

Low level w.c. fully tiled double shower cubicle with rainwater head shower over and handheld shower attachment. pedestal basin, tiled flooring, extractor fan, inset lighting, heated towel rail.

BEDROOM TWO

12' 03" x 10' 04" (3.73m x 3.15m) Dual aspect uPVC double glazed windows, radiator. Door to:

ENSUITE

Fully tiled double shower with rainwater head shower and shower attachment over. Pedestal basin, low level w.c. heated towel rail, frosted uPVC double glazed window to front.

BEDROOM THREE

13' 04" x 8' 03" (4.06m x 2.51m) Dual aspect uPVC double glazed windows. Radiator.

BEDROOM FOUR

9' 06" x 8' 05" (2.9m x 2.57m) Radiator, uPVC double glazed window to rear.

BATHROOM

Panelled bath with modern mixer tap, pedestal basin, low level w.c. heated towel rail, complimentary wall tiling to half height, inset lighting, tiled flooring.

OUTSIDE

FRONT GARDEN

Lawn, gated access to rear garden. Block paved driveway leading to:

GARAGE

23' 00" x 10' 09" (7.01m x 3.28m) Power & Light. Personnel door to rear garden.

REAR GARDEN

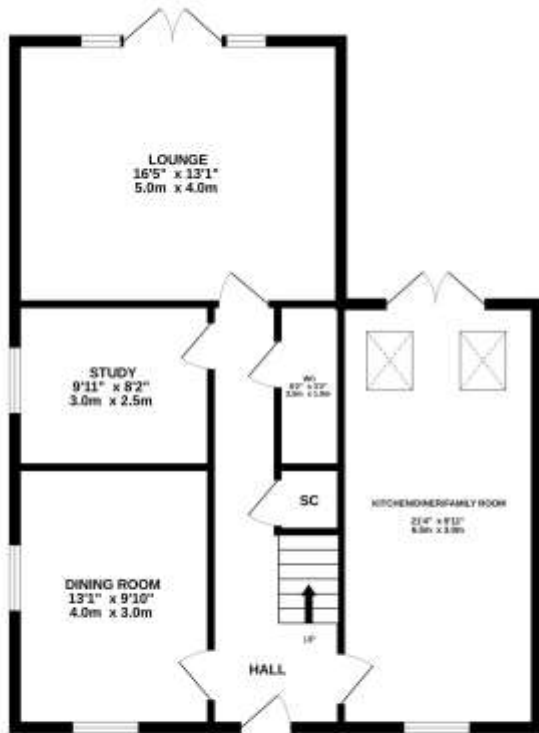
Laid to lawn, outside tap, patio area, personnel door into garage.

AGENTS NOTES

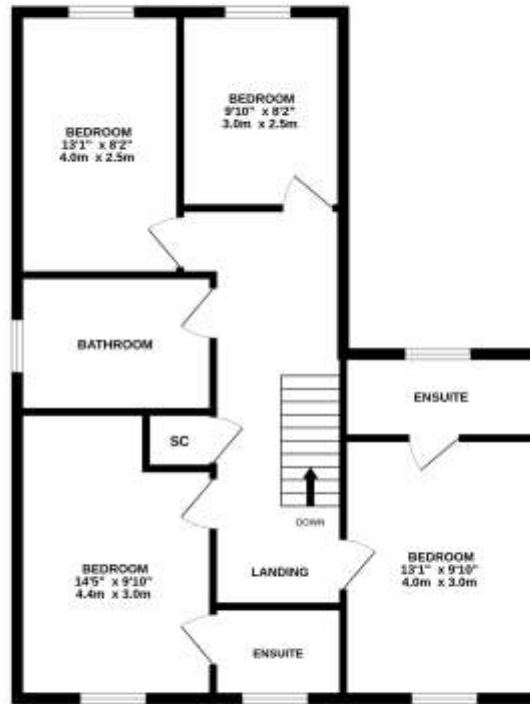
There is a maintenance charge for this development of £205.94 per annum.



GROUND FLOOR
778 sq.ft. (72.2 sq.m.) approx.



1ST FLOOR
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA: 1516 sq.ft. (140.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any errors, omissions 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.
Made with Measure CS24

COUNCIL TAX BAND

Tax band F

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