



**Kennedy
& Foster**

10 Derwent Avenue
Biggleswade
SG18 8LY
£425,000

- EXTENDED WELL PRESENTED PROPERTY
- 4 BEDROOMS
- KITCHEN AND DINING AREA
- LOUNGE

- STUDY
- UTILITY/STORE AREA
- CLOAKROOM AND FAMILY BATHROOM
- GARDENS AND PARKING FOR C 3 CARS



EXTENDED well presented semi situated in an ideal location within walking distance of the train station and town centre. This lovely home offer excellent versatile accommodation as follows: Entrance porch, Lounge, kitchen and dining area. utility /store room, study, 4 bedrooms and family bathroom. Outside is a good size rear garden and parking for c3 cars to the front. A viewing comes highly recommended by Kennedy & Foster the Sole Agents.

FRONT DOOR INTO:

ENTRANCE PORCH

Door to:

LOUNGE

23' 03" x 12' 05" (7.09m x 3.78m) Coving to ceiling, stairs to first floor, laminate flooring. Doors to:

DINING ROOM

11' 11" x 9' 08" (3.63m x 2.95m) uPVC double glazed window to rear, radiator. Arch to:

KITCHEN

10' 05" x 9' 06" (3.18m x 2.9m) Wall, base and drawer units with work surfaces over, under cupboard lighting, space for oven with extractor hood over, dishwasher and fridge. Stainless steel single drainer sink unit with mixer tap. uPVC double glazed door to rear. Doors to:

INNER LOBBY

Door to:

CLOAKROOM

Low level W.C, vanity basin with cupboards under, extractor fan, radiator.

UTILITY AREA/STORAGE

11' 02" x 8' 07" (3.4m x 2.62m) Space and plumbing for washing machine, space for tumble dryer and fridge/freezer, wall mounted gas boiler, uPVC double glazed door to front. Door to:

STUDY

10' 06" x 7' 07" (3.2m x 2.31m) uPVC double glazed window to front.

FIRST FLOOR LANDING

Linen cupboard, shelved cupboard, access to partially boarded loft with ladder and light. Doors to:

BEDROOM ONE

12' 05" x 10' 08" (3.78m x 3.25m) Two double built in wardrobes with hanging rail, two uPVC double glazed windows to front.

BEDROOM TWO

12' 10" x 6' 10" (3.91m x 2.08m) Radiator, access to partially boarded loft with ladder and light, uPVC double glazed window to front.

BEDROOM THREE

17' 11" x 6' 10" (5.46m x 2.08m) uPVC double glazed window to rear, radiator. Arch way to dressing area.

BEDROOM FOUR

9' 11" x 6' 04" (3.02m x 1.93m) uPVC double glazed window to rear, radiator.

BATHROOM

Panelled bath with mixer tap and shower over, shower screen, low level W.C, vanity basin drawers under, uPVC double glazed frosted window to rear, heated towel rail.

OUTSIDE

FRONT

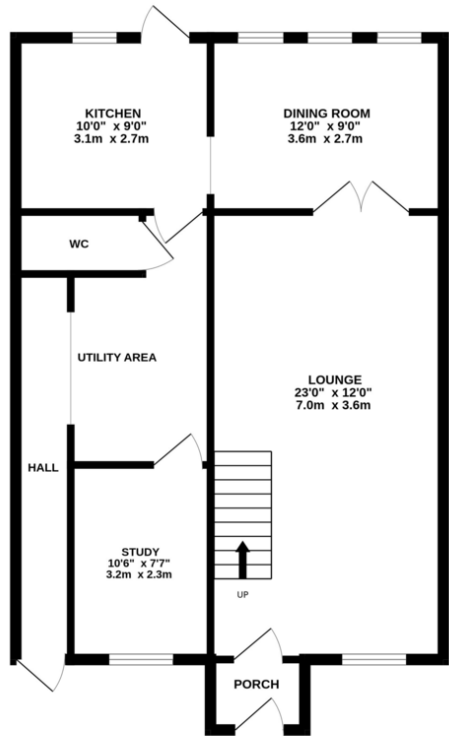
Parking for approx. 3 cars.

GENEROUS SIZE REAR GARDEN

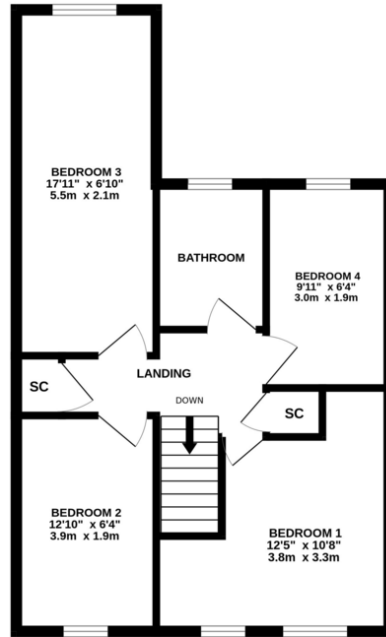
Paved patio, shed, laid to lawn, outside tap, shrubs.



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 D

TENURE

Freehold

LOCAL AUTHORITY

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	72 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