



**Kennedy
& Foster**

40 Soundy Paddock

Biggleswade

SG18 0RQ

£425,000

- WELL PRESENTED
- THREE STOREY LIVING
- THREE DOUBLE BEDROOMS
- KITCHEN/DINING ROOM

- UTILITY AREA
- CLOAKROOM, EN SUITE AND FOUR PIECE BATHROOM
- GARAGE & DRIVEWAY
- GARDEN



This well presented 3 bedroom end of terrace property (of only 3 properties) is situated in a lovely location on Ivel Chase Development. The property has the benefit of a garage and driveway next to the property and accommodation as follows: Entrance hall, lounge, kitchen/dining room, utility area, cloakroom, 2 bedrooms on the first floor and four piece bathroom, master suite including dressing area and ensuite on the second floor. Contact Kennedy & Foster The Sole Agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor landing, radiator. Door to:

LOUNGE

13' 9" x 11' 9" (4.20m x 3.60m) uPVC double glazed window to front, 2 radiators, under stairs storage cupboard. Door to:

KITCHEN/DINING ROOM

12' 07" x 11' 11" (3.84m x 3.63m) High gloss wall and base units with work surfaces over. Integrated fridge/freezer, oven and dishwasher, ceramic hob with extractor hood over, under and over cupboard lighting. 1 1/2 bowl sink unit with mixer tap, radiator, uPVC double glazed French doors to rear garden. Opening to:

UTILITY AREA

Cupboard housing boiler. Space for washing machine. Door to:

CLOAKROOM

Wash hand basin, low level W.C.

FIRST FLOOR LANDING

Airing cupboard, stairs to second floor. Doors to:

BEDROOM TWO

14' 07" x 8' 06" (4.44m x 2.59m) uPVC double glazed window to rear, radiator.

BEDROOM THREE

11' 10" x 8' 08" (3.61m x 2.64m) uPVC double glazed window to front, radiator.

FOUR PIECE BATHROOM

Panelled bath with mixer tap, fully tiled shower, wash hand basin, low level W.C, uPVC double glazed frosted window to rear, heated towel rail, shaver points.

SECOND FLOOR

MASTER SUITE

22' 06" x 11' 10 max" (6.86m x 3.61m)

BEDROOM AREA

13' 05" x 11' 10" (4.09m x 3.61m) Radiator, storage cupboard, built in wardrobe with mirrored sliding doors, loft access, uPVC double glazed window to front.

DRESSING AREA

7' 05" x 5' 09" (2.26m x 1.75m) uPVC double glazed Velux window, radiator. Door to:

ENSUITE

7' 10" x 6' 09" (2.39m x 2.06m) Fully tiled double shower cubicle, low level W.C, wash hand basin, heated towel rail, uPVC double glazed Velux window, shaver socket.

OUTSIDE

FRONT

Shrubs, pathway to front door, gated side access.

DRIVEWAY FOR TWO CARS

Leading to:

GARAGE

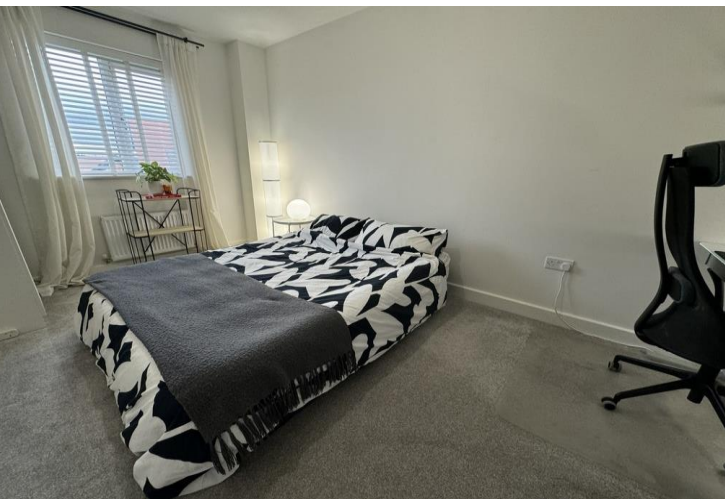
22' 09" x 10' 10" (6.93m x 3.3m) Up & over door, eaves storage, power and light, personnel door to garden.

REAR GARDEN

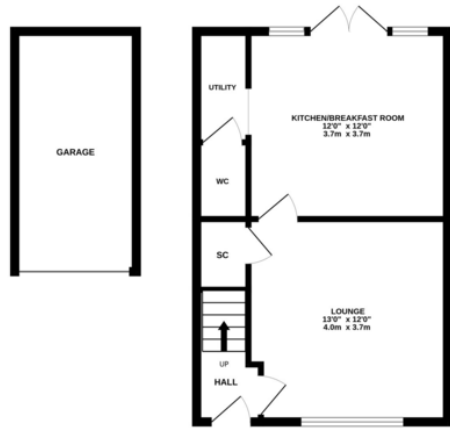
Laid to lawn, paved patio, raised beds, gated side access. outside tap, electric points, personal door to garage.

AGENT NOTES

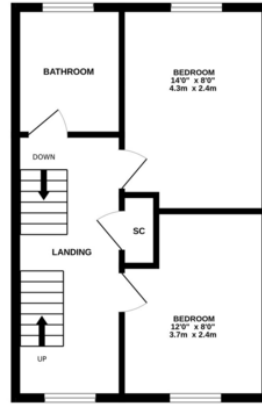
There is a development service charge was £316.00 (2023)



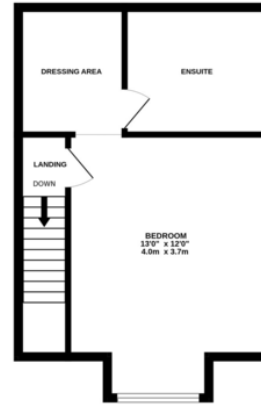
GROUND FLOOR



1ST FLOOR



2ND 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

Central Bedfordshire Council

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | 95 A |
| 81-91 | B | 84 B | |
| 69-80 | 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