



**Kennedy
& Foster**

42 Ivel Gardens
Biggleswade
SG18 0AN
£800,000

- DESIRABLE CUL DE SAC LOCATION
- CLOSE TO TOWN CENTRE AND TRAIN STATION
- ENGINEERED OAK FLOORING
- THREE RECEPTION ROOMS
- DOUBLED GLAZED AND GAS RADIATOR HEATING
- REFITTED BATHROOM
- OFF ROAD PARKING FOR 6 CARS
- MATURE REAR GARDEN



Ivel Gardens remains as a desirable cul de sac location in Biggleswade. The close predominately offers detached executive homes within enviable walking distance of local shops, amenities, cafes and train station. The property boasts 4 bedrooms, 3 receptions rooms, off road parking for 6 cars and a refitted bathroom. Contact Kennedy & Foster the Sole Agents to arrange your viewing.

COMPOSITE GLAZED DOOR INTO:

LOBBY

Engineered oak floor, aluminium double glazed frosted window to side aspect, coving to ceiling, glazed panelled door to hallway. Door to:

CLOAKROOM

Close couple W.C, wall mounted wash hand basin with tiled splash back, wall mounted radiator, aluminium double glazed frosted window to side aspect, coving to ceiling.

HALLWAY

Engineered oak floor, wall mounted radiator, coving to ceiling, stairs raising to first floor accommodation. Doorway to kitchen, glazed doors to lounge and family room.

FAMILY ROOM

9' 11" x 8' 10" (3.02m x 2.69m) Wall mounted radiator, aluminium double glazed window to front aspect, coving to ceiling, engineered oak floor.

LOUNGE

17' 5" max x 11' 10" (5.31m x 3.61m) Aluminium double glazed window to rear aspect and French doors to rear garden, engineered oak floor, coving to ceiling, open fire with brick built surround, double doorway to:

DINING ROOM

11' 8" x 10' 2" (3.56m x 3.1m) Aluminium double glazed window and door to rear aspect, engineered oak floor, wall mounted radiator, coving to ceiling. Doorway to:

KITCHEN

11' 8" x 11' 6" (3.56m x 3.51m) Range of eye level and base units with contrasting work surface over, tiled splash back, built in double oven at eye level, electric halogen hob with chimney style extractor over. Astracast 1 1/2 bowl sink and drainer unit with mixer tap, cupboard housing combination boiler, space for fridge/freezer, washing machine and dryer, aluminium double glazed window to front aspect, uPVC double glazed door to front aspect, engineered oak floor, wall mounted radiator, coving to ceiling. Door way to hallway.

FIRST FLOOR LANDING

Access to loft space, coving to ceiling, built in cupboard with shelves. Doors to:

BEDROOM ONE

11' 8" (15' 8") to recess x 10' 1" (3.56m x 3.07m) Aluminium double glazed window to front aspect, fitted mirrored wardrobes to one wall, wall mounted radiator, coving to ceiling. Door to:

ENSUITE

Aluminium double glazed frosted window rear aspect, close couple W.C, wall mounted wash hand basin with built in cupboard under, walk in double shower cubicle with electric shower, wall mounted heated towel rail, tiled floor, tiled splash back.

BEDROOM TWO

14' 2" (exc wardrobe) 11' 11" narrowing to 9' 11" (4.32m x 3.63m) Twin aluminium double glazed window to rear aspect, coving to ceiling, wall mounted radiator.

BEDROOM THREE

11' 11" x 7' 7" (3.63m x 2.31m) Aluminium double glazed window rear aspect, coving to ceiling, wall mounted radiator.

BEDROOM FOUR

9' 6" x 7' 1" (2.9m x 2.16m) Aluminium double glazed window rear aspect, coving to ceiling, wall mounted radiator.

REFITTED BATHROOM

Aluminium double glazed frosted window to rear aspect, panelled bath with shower screen, mixer tap and electric shower, close couple W.C, wall mounted wash hand basin with drawer under and waterfall tap, wall mounted heated towel rail, spotlights to ceiling, tiling to walls.

FRONT GARDEN

Paved path leading to front door, shingled front garden.

GARAGE

Larger than average width and length with up and over door, power and light, fitted workbench. Block paved driveway providing off road parking for 6 cars.

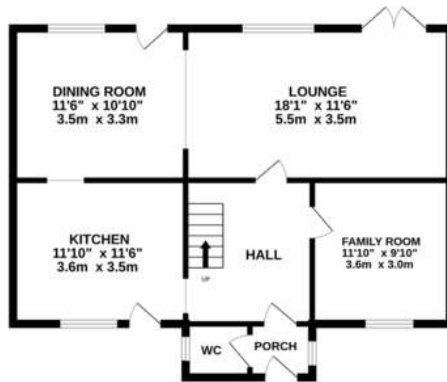
REAR GARDEN

Paved patio surrounded by low ornamental wall, gated access to driveway, courtesy door to garage, garden mainly laid to lawn and surrounded by mature trees and shrubs.

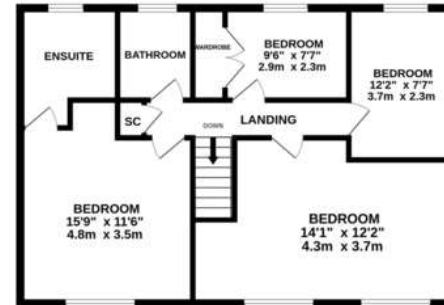




GROUND FLOOR
1011 sq.ft. (93.9 sq.m.) approx.



1ST FLOOR
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 1669 sq.ft. (155.1 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 F

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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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