



**Kennedy
& Foster**

76 Potton Road
Biggleswade
SG18 0ED

Guide Price £525,000 - £550,000

- STUNNING EXTENDED FAMILY HOME
- SUBSTANTIAL ACCOMMODATION
- OPEN PLAN LIVING, DINING AND KITCHEN
- ANNEX POTENTIAL

- FOUR/FIVE BEDROOMS
- SHOWER ROOM, FAMILY BATHROOM AND TWO ENSUITES
- BEAUTIFUL LARGE REAR GARDEN
- PARKING FOR NUMEROUS VEHICLES



GUIDE PRICE £525,000 to £550,000 (TOTAL FLOOR AREA APPROX 2001 SQ.FT)

SYMPATHETICALLY EXTENDED LARGER-THAN-AVERAGE FAMILY HOME WITH BEAUTIFUL GARDEN AND GENEROUS OFF-ROAD PARKING.

This beautifully presented unique property has so much to offer and must be viewed internally to fully appreciate its' wow factor! *Open-plan living and dining area with impressive 25'2ft kitchen * Spacious utility room or office space / small home business /5th bedroom, with its own entrance and double shower * Additional office /playroom *2 large double bedrooms and 2 principle bedrooms with ensuites *Parking for 5/6 cars * Established garden with fish pond *outbuilding/workshop with power*. This house is a turnkey property with the bonus of adaptive options to suit your individual needs. Internal viewing is highly recommended if you are looking for a traditionally built, bespoke, spacious family home in the heart of this thriving market town. NO FORWARD CHAIN! To arrange your viewing contact Kennedy & Foster the Sole Agent.



ENTRANCE HALL

Spacious with laminate flooring, stairs to first floor. Doors to:

STUDY/PLAYROOM

9' 05" x 4' 10" (2.87m x 1.47m) uPVC double glazed window to front, radiator, consumer unit.

LOUNGE

20' 10" x 15' 01" (6.35m x 4.6m) Double doors from entrance hall, uPVC double glazed window to front, two radiators, inset lighting, opening to:

'L' SHAPED KITCHEN/DINING ROOM

25' 06 max" x 24' 09 max" (7.77m x 7.54m)

DINING AREA

Inset lighting, uPVC double glazed French doors to rear garden, radiator.



KITCHEN AREA

This stunning kitchen has an abundance of high gloss soft closing wall, base and deep drawer units with work surfaces over and under cupboard lighting. Integrated dishwasher. American fridge/freezer and Range style cooker, 1 1/2 bowl sink unit with mixer tap, tiled flooring, breakfast bar, uPVC double glazed window to rear. Door into:

UTILITY/OFFICE/BEDROOM FIVE

15' 01" x 6' 05" (4.6m x 1.96m) Annex, plumbing for washing machine, tumble dryer, sink and waste, inset lighting, radiator, tiled flooring, uPVC double glazed window to rear, side door entrance, potential for business use. Door to:

DOUBLE SHOWER ROOM

Fully tiled shower with rainwater shower head and hand held shower attachment. Pedestal basin, low level W.C. Tiled flooring, frosted uPVC double glazed window to front, heated towel rail.

FIRST FLOOR LANDING

Access to partly boarded loft with light and housing combi boiler. uPVC double glazed window to front. Radiator, doors to:

BEDROOM ONE

20' 01" x 10' 04" (6.12m x 3.15m) uPVC double glazed window to rear, radiator, door into:

REFITTED FULLY TILED ENSUITE

Double shower with rain water head shower & hand held shower attachment. Vanity basin with cupboard under, close coupled w.c. tiled flooring, inset lighting, extractor fan, Heated towel rail.

BEDROOM TWO

13' 06" x 12' 03" (4.11m x 3.73m) Radiator, uPVC double glazed window to rear, door into:

ENSUITE BATHROOM

13' 05" x 7' 06" (4.09m x 2.29m) Panelled bath with mixer tap and shower over, low level w.c. Pedestal basin, two Velux windows, inset lighting, radiator, extractor fan, tiled flooring.

BEDROOM THREE

17' 07 max" x 10' 09 max" (5.36m x 3.28m) uPVC double glazed window to front, radiator.

BEDROOM FOUR

10' 11" x 9' 04" (3.33m x 2.84m) uPVC double glazed window to front, radiator.

REFITTED BATHROOM

9' 05" x 6' 00" (2.87m x 1.83m) Larger than average bath with fully tiled splashback, rainwater head shower and handheld shower attachment. Low level w.c. Pedestal basin, tiled flooring, extractor fan, radiator, frosted uPVC double glazed window to front.

OUTSIDE

FRONT GARDEN

Block paved, parking for approx. 5/6 vehicles, gated access leading to:

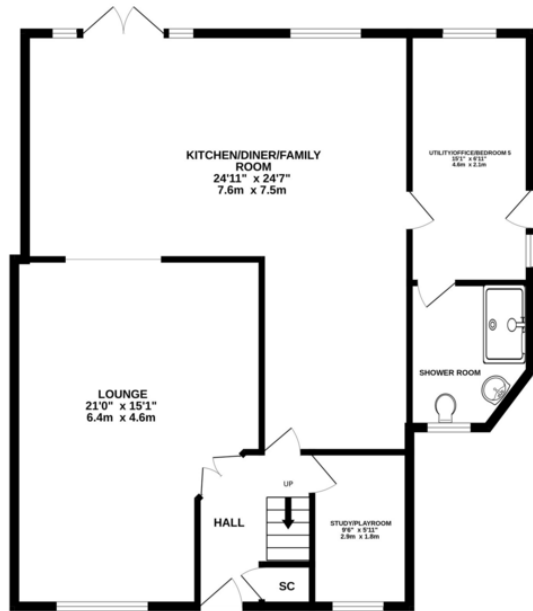
LARGE REAR GARDEN

SOMETHING FOR EVERYONE.

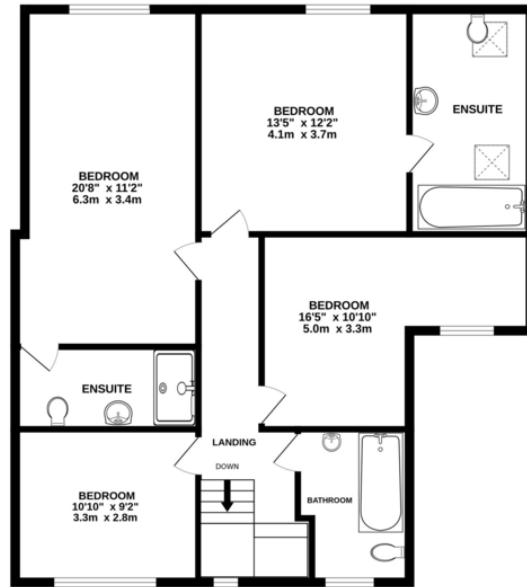
Laid to lawn, large, paved patio, shrubs, pond, pergola & seating area, outside tap, electric points. WORK SHOP ideal for office with light and power.



GROUND FLOOR
1015 sq.ft. (94.3 sq.m.) approx.



1ST FLOOR
986 sq.ft. (91.6 sq.m.) approx.



TOTAL FLOOR AREA: 2001 sq.ft. (185.9 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

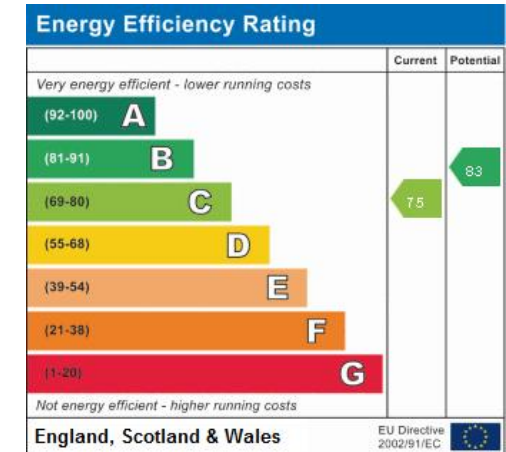
Tax band D

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