

**Kennedy  
& Foster**

6 Brookbanks

Biggleswade

SG18 0QF

**GUIDE PRICE £600,000  
TO £610,000**

- OFFERED IN A SHOW HOME CONDITION
- OUTSTANDING FLOORPLAN
- GORGEOUS VIEWS TO THE FRONT
- HALLWAY
- CLOAKROOM
- LOUNGE
- KITCHEN/DINING/FAMILY ROOM
- STUDY



GUIDE PRICE £600,000 to £610,000 In show home condition - you will not be disappointed with a visit to this stunning double fronted detached property, built to 'The Ivel Manor Development' and situated in a beautiful location with countryside views. The property offers an amazing floorplan as follows: Reception hallway, cloakroom, lounge with dual aspect windows, kitchen/dining room/family room, study, dining room/family room, four double bedrooms, two ensembles and family bathroom, driveway leading to oversized garage. The current vendors have done many upgrades on the property. Contact Kennedy & Foster to arrange your viewing on this stunning home.

**FRONT DOOR INTO ENTRANCE HALL**

Amtico flooring, radiator, stairs to first floor, built in storage cupboard. Doors to:

**CLOAKROOM**

Low level w.c. vanity basin with cupboard under, Amtico flooring, radiator, frosted uPVC double glazed window to side.

**LOUNGE**

15' 04" x 14' 09 into bay" (4.67m x 4.5m) uPVC double glazed bay sash window to side and uPVC double glazed French doors leading onto garden. Media wall housing electric fireplace.

**STUDY**

11' 09" x 5' 09" (3.58m x 1.75m) Radiator, uPVC double glazed sash window to front, consumer unit.

**DINING ROOM/FAMILY ROOM**

13' 00" x 5' 11" (3.96m x 1.8m) uPVC double glazed sash bay window to front and uPVC double glazed sash window to side, radiator, fitted shutters.

**KITCHEN/DINING/FAMILY ROOM**

16' 09" x 11' 09 widening to 13'03" (5.11m x 3.58m) Wall, base and drawer units with work surfaces over, integrated dishwasher, washing machine and fridge freezer. Built in double oven, induction hob, extractor hood over. 1 1/2 bowl sink unit with spray tap, under cupboard lighting, amtico flooring, radiator, uPVC double glazed French doors to rear garden.

## FIRST FLOOR LANDING

Radiator, uPVC double glazed window to side. Doors to:

### BEDROOM ONE

12' 04" x 11' 06" (3.76m x 3.51m) Radiator, uPVC double glazed sash window to front with fitted shutters, fitted double wardrobes with mirrored sliding doors, door to:

### ENSUITE

12' 00" x 9' 06" to front of window" (3.66m x 2.9m) Fully tiled double shower with rainwater head shower and hand held shower attachment. Frosted uPVC double glazed window to side.

### BEDROOM TWO

12' 00" x 9' 06" (3.66m x 2.9m) uPVC double glazed sash window to front, fitted shutters, radiator, fitted double wardrobe with part mirrored sliding doors. Fitted shelves, TV ariel point. Door into:

## ENSUITE

Fully tiled double shower with rain water head shower over and hand held shower attachment, vanity basin with double cupboard under. Low level w.c. heated towel rail, Amtico flooring, frosted uPVC double glazed window to front.

## BEDROOM THREE

12' 11" x 8' 08" (3.94m x 2.64m) Fitted double wardrobe with part mirrored sliding doors, radiator, dual aspect uPVC double glazed windows with fitted shutters, TV ariel point.

## BEDROOM FOUR

10' 10" to front of wardrobe" x 8' 03" (3.3m x 2.51m) Fitted double wardrobe with part mirrored sliding doors, uPVC double glazed windows to rear with fitted shutters, radiator.

## BATHROOM

Panelled bath with mixer tap and shower over and fully tiled splashback, low level w.c. vanity basin, heated towel rail, Amtico flooring, frosted uPVC double glazed window to side.

## OUTSIDE

### FRONT

Driveway with parking for two, leading to:

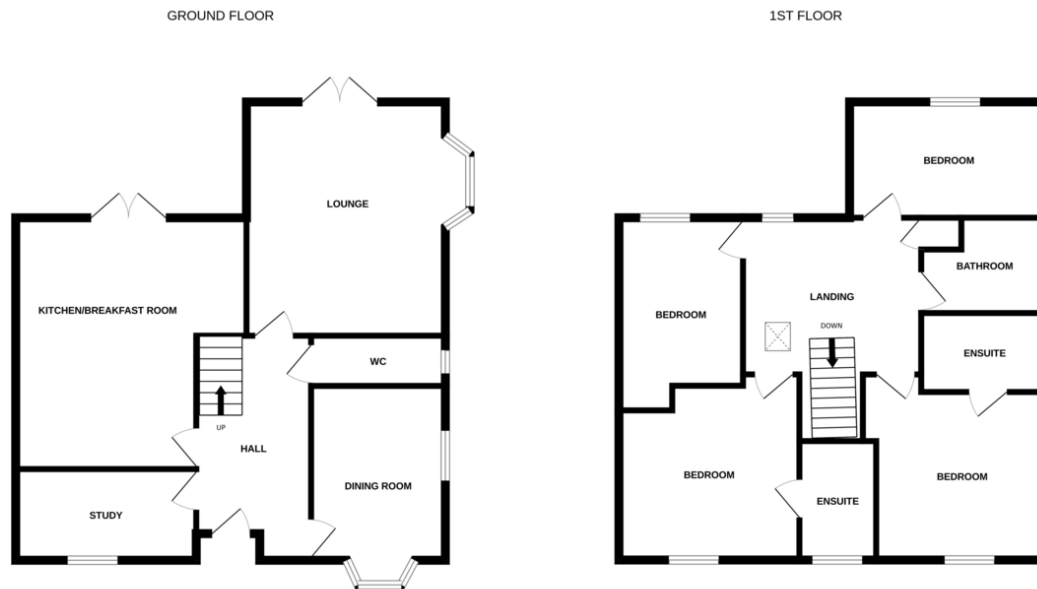
### GARAGE

23' 05" x 11' 03" (7.14m x 3.43m) Electric up & over door, power & light. Door to rear garden.

### REAR GARDEN

Artificial lawn, paved patio, personnel door into garage, two double electric sockets, outside tap, outside lighting, shed.





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

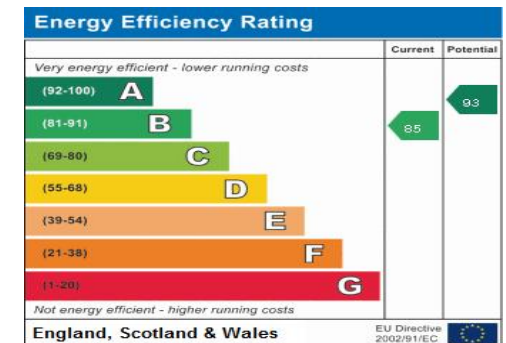
Tax band F

### 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