



**Kennedy
& Foster**

7 Holme Court Avenue
Biggleswade
SG18 8PF
OIEO £650,000

- HIGH SPECIFICATION
- DOUBLE STOREY EXTENSION
- GREAT LOCATION
- OPEN PLAN KITCHEN/DINING FAMILY
- UTILITY ROOM
- FAMILY ROOM / PLAYROOM
- LOUNGE WITH LOG BURNER
- FOUR BEDROOMS & TWO EN SUITES



This well appointed EXTENDED beautiful home that must be viewed internally to fully appreciate what this property has to offer. Accommodation: Cloakroom, Open plan kitchen/dining/family room, lounge with log burner, family room/playroom, utility room, 4 bedrooms, 2 en suites, 4 piece family bathroom. To compliment the property is the parking and garage and gardens. The property, which is ideally located for the A1 retail park, schools, A1 etc. Comes highly recommended by Kennedy & Foster the Sole Agents.

FRONT DOOR INTO;

ENTRANCE HALL

Karndean flooring, stairs to first floor landing. Inset lighting. Radiator. Doors into:

CLOAKROOM

Low level w.c. Circular bowl sink with cupboard under. Radiator. Wall tiling to half height.

LOUNGE

17' 11" x 11' 11" (5.46m x 3.63m) uPVC double glazed window to front. Multi fuel burner. Karndean flooring. Vertical radiator.

KITCHEN/DINING/FAMILY ROOM

17' 07" x 21' 10" widening to 28.00" (5.36m x 6.65m) Beautifully designed open plan living incorporating bi-folding doors onto the rear garden, underfloor heating, Kitchen with Wall, base and drawer cupboards including a pull out larder cupboard. Quartz work surfaces, five ring induction hob and extractor hood over. Integrated dishwasher, space for American style fridge/freezer. AEG double oven, grill and microwave. Sink with a Franke hot tap. ISLAND with cupboard's under and Quartz work surface. Doors to:

UTILITY ROOM

22' 07" x 6' 03" (6.88m x 1.91m) With a Sky light, wall and base units with work surfaces over. Stainless steel drainer sink unit with flexi tap, cupboard housing water softener, space for washing machine and tumble dryer. Doors to front and rear.

FAMILY ROOM

12' 00" x 10' 04" (3.66m x 3.15m) A versatile room featuring a Sky light, ideal for playroom, study etc. Karndean flooring. Inset lighting. Double glazed French doors to rear garden.

FIRST FLOOR LANDING

uPVC picture window. Access to partially boarded loft with light. Storage cupboard. Doors leading to:

MASTER BEDROOM

13' 00" x 12' 00" (3.96m x 3.66m) uPVC double glazed window to front. Fitted wardrobes. Radiator. Door to:

EN SUITE SHOWER ROOM

Corner shower, corner sink, W.C. Heated towel rail.

BEDROOM TWO

14' 08" x 9' 00" (4.47m x 2.74m) uPVC double glazed window to rear. Electric underfloor heating. Door into:

EN SUITE SHOWER ROOM

Fully tiled shower. WC. Wash hand basin, Electric underfloor heating. Heated towel rail.

BEDROOM THREE

12' 02" x 8' 05" (3.71m x 2.57m) uPVC double glazed window to rear. Electric underfloor heating.

BEDROOM FOUR

12' 02" x 7' 02" (3.71m x 2.18m) Currently used as

office, uPVC double glazed window to side. Vertical radiator.

BATHROOM

Bath with hand held shower attachment. Walk in double shower with rain water shower over and a hand held shower. Wash hand basin. W.C, Half tiled walls. Electric underfloor heating. uPVC double glazed window to side.

OUTSIDE

FRONT GARDEN

Block paved driveway to whole of the front. uPVC door leading to utility room.

GARAGE

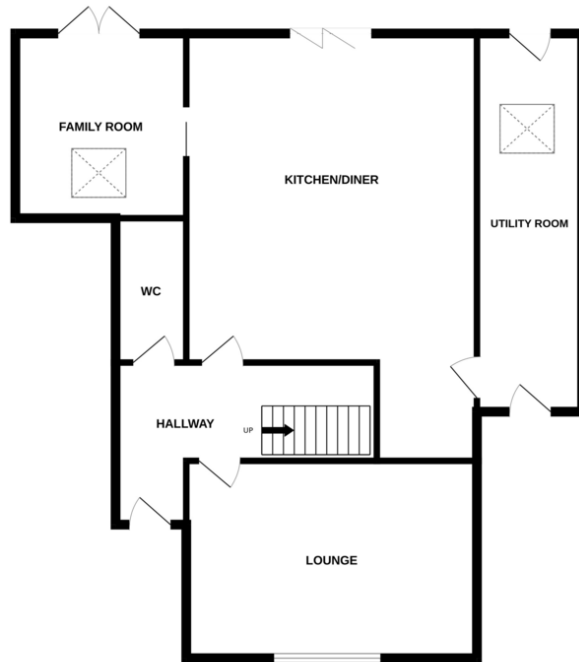
18' 03" x 9' 9" (5.56m x 2.97m) Electric up and over door. Power and light. Consumer unit. uPVC door to rear garden.

REAR GARDEN

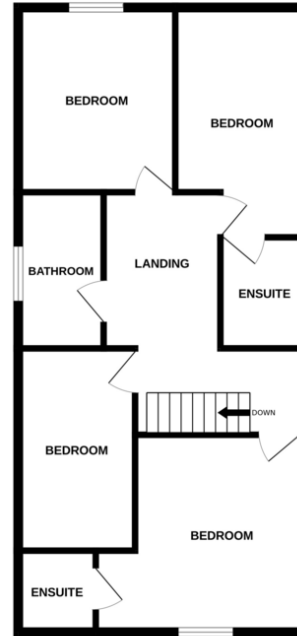
Enclosed rear garden mainly laid to lawn, patio area, Apple tree, uPVC double glazed door leading to front.



GROUND FLOOR
93.7 sq.m. (1008 sq.ft.) approx.



1ST FLOOR
62.0 sq.m. (667 sq.ft.) approx.



TOTAL FLOOR AREA: 155.6 sq.m. (1675 sq.ft.) 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

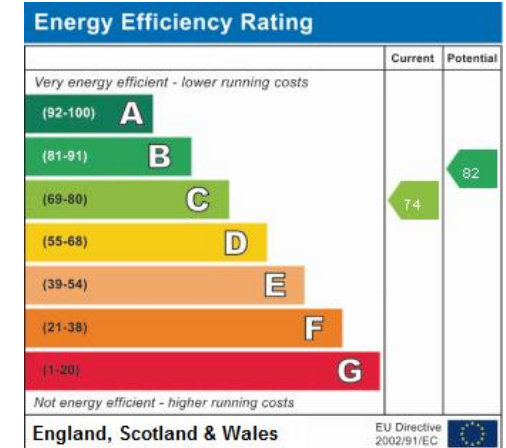
Tax band D

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 are 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