



**Kennedy  
& Foster**

9 Davies Croft  
Biggleswade  
SG18 8TW  
**£485,000**

- VERY WELL PRESENTED
- FOUR BEDROOM DETACHED
- KITCHEN/BREAKFAST ROOM
- LOUNGE/DINING ROOM
- ENSUITE TO MASTER ON SECOND FLOOR
- 3 BEDROOMS AND SHOWER ROOM ON FIRST FLOOR
- BEAUTIFUL LANDSCAPED REAR GARDEN
- CHAIN FREE





Situated in a lovely location on the popular Kings Reach Development, this well presented and much improved four bedroom detached property has accommodation on 3 levels as follows: Entrance hall, cloakroom, kitchen/breakfast room, lounge/dining room, 4 bedrooms, en-suite to master bedroom and a refitted shower room. To compliment this gorgeous property is a good sized rear garden, driveway with parking for c 3 cars and a garage. (Which is being used as storage and a soundproof room ideal for office/studio etc) Contact Kennedy & Foster the Sole Agents to arrange your viewing for this CHAIN FREE property.

#### **FRONT DOOR INTO:**

#### **ENTRANCE HALL**

Stairs to first floor, tiled floor, radiator, under stairs storage cupboard, consumer unit. Doors to:

#### **KITCHEN/BREAKFAST ROOM**

11' 02" x 10' 08" (3.4m x 3.25m) Wall, base and drawer units with work surfaces over, integrated dishwasher, washing machine and fridge/freezer, built in double oven, gas hob & extractor over, cupboard housing boiler, 1 1/2 bowl stainless steel sink unit with mixer tap, radiator, uPVC double glazed window to front.

#### **CLOAKROOM**

Low level W.C, pedestal basin, radiator, tiled floor.

#### **LOUNGE/DINING ROOM**

16' 00" x 13' 09" (4.88m x 4.19m) Radiator, uPVC double glazed French doors to rear garden.

#### **FIRST FLOOR LANDING**

Radiator, airing cupboard housing cylinder, storage cupboard, stairs to second floor landing. Doors to:

#### **BEDROOM TWO**

11' 00" x 9' 10" (3.35m x 3m) Radiator, uPVC double glazed window to rear, opening to bedroom four.

#### **BEDROOM THREE**

10' 07" x 8' 11" (3.23m x 2.72m) Radiator, uPVC double glazed window to front.

#### **BEDROOM FOUR**

11' 00" x 5' 10" (3.35m x 1.78m) Radiator, uPVC double glazed window to rear.

### **SHOWER ROOM**

Fully tiled double shower, pedestal basin, low level W.C, radiator, extractor fan.

### **SECOND FLOOR**

#### **BEDROOM ONE**

18' 03" x 12' 04" (5.56m x 3.76m) uPVC double glazed window to front, radiator, Velux window to rear, built in wardrobes with hanging rails and storage. Door to:

#### **ENSUITE**

Fully tiled double shower with shower over, low level W.C, pedestal basin, radiator, Velux window to rear.

### **OUTSIDE**

#### **FRONT**

Shingle, shrubs, pathway leading to gated side access to rear garden.

#### **DRIVEWAY FOR APPROX 3 CARS**

Leading to:

#### **GARAGE (CURRENTLY BEING USED AS A STORAGE AND A STUDY/STUDIO AREA)**

#### **STORAGE AREA**

9' 10" x 7' 01" (3m x 2.16m) Power and light, eaves storage.

### **STUDY/STUDIO**

11' 08" x 9' 01" (3.56m x 2.77m) Power and lighting, soundproof, personnel door to rear garden, room ideal for many uses.

### **REAR GARDEN**

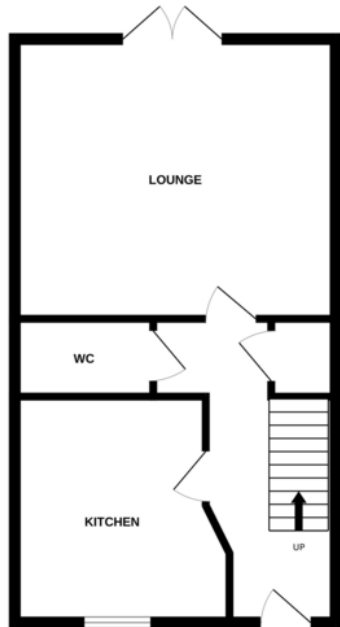
Beautiful garden with an extended paved patio, laid to lawn, raised beds, outside tap, electric point, gated side access, shed with power and light, shed.

### **AGENT NOTES**

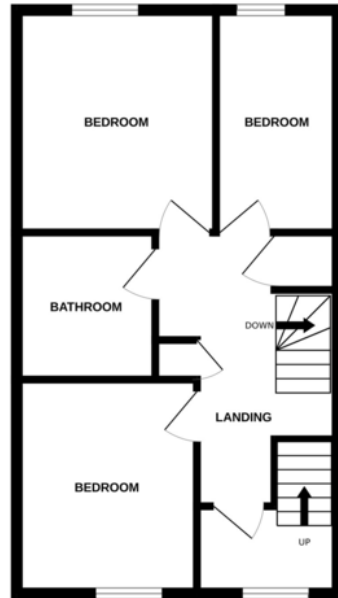
There are security cameras located outside the property.



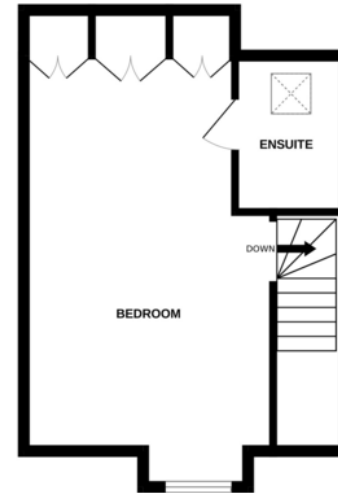
GROUND FLOOR



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

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92-100)	<b>A</b>		93
(81-91)	<b>B</b>	83	
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
<i>Not energy efficient - higher running costs</i>			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

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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