



**Kennedy
& Foster**

7 Wilsheres Road
Biggleswade
SG18 0BU
£469,500

- 3 BEDROOM DETACHED
- LARGE REAR GARDEN
- GARAGE AND DRIVEWAY
- RECENTLY REFURBISHED
- FAIRFIELD DEVELOPMENT
- REFITTED KITCHEN & BATHROOM
- DOWNSTAIRS CLOAKROOM
- CHAIN FREE



A recently refurbished detached property with a VERY LARGE GARDEN and situated on the popular Fairfield development in Biggleswade. This stunning home has a recently refitted bathroom and kitchen, new flooring and carpets and is being offered chain free. The property offers great potential to extend if required (stpp.) To compliment the property is parking and garage. Contact Kennedy & Foster the sole agents to arrange your viewing.

FRONT DOOR INTO

ENTRANCE HALL

Stairs to first floor landing with recess under, radiator. Doors to:

CLOAKROOM

Low level W.C, wash hand basin, heated towel rail, uPVC double glazed frosted window to front.

LOUNGE/DINING ROOM

23' 07" x 9' 10" (7.19m x 3m)

LOUNGE AREA

Open fireplace (STS) with tiled hearth, radiator, uPVC double glazed window to front.

DINING AREA

uPVC double glazed window to rear, radiator. Door to:

RECENTLY REFITTED KITCHEN

9' 01" x 8' 04" (2.77m x 2.54m) Wall, base and drawer units with work surfaces over, stainless steel single drainer sink unit with mixer tap, integrated dishwasher, built in oven, hob and extractor hood over, uPVC double window to rear and door to side.

FIRST FLOOR LANDING

uPVC double glazed window to side, cupboard housing boiler. Door to:

BEDROOM ONE

14' 00" x 10' 07" (4.27m x 3.23m) uPVC double glazed window to front, radiator, wash hand basin with cupboard under.

BEDROOM TWO

12' 00" x 9' 02" (3.66m x 2.79m) uPVC double glazed window to rear, radiator, wash hand basin with cupboard under.

BEDROOM 3

8' 08" x 7' 09" (2.64m x 2.36m) Radiator, uPVC double glazed window to front.

REFITTED BATHROOM

Panelled bath with mixer tap and shower over, pedestal basin, low level W.C, heated towel rail, uPVC double glazed frosted window to rear.

OUTSIDE

FRONT GARDEN

Shingled parking, laid to lawn, shrubs and tree, gated side access to rear garden.

GARAGE

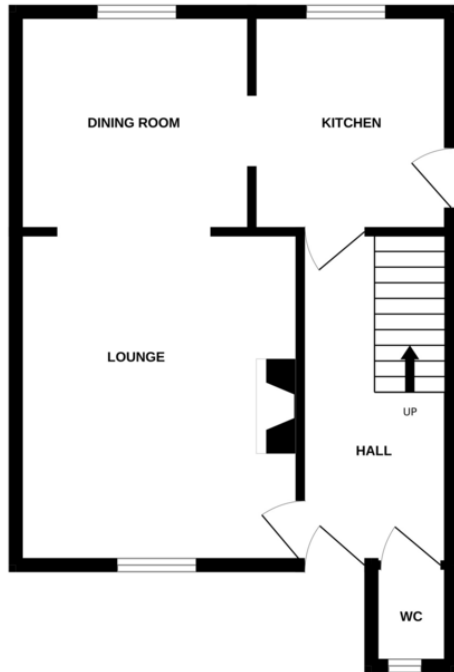
17' 10" x 8' 08" (5.44m x 2.64m) Up and over door, space for washing machine and dishwasher, power and light, personnel door to rear garden, window.

LARGE REAR GARDEN

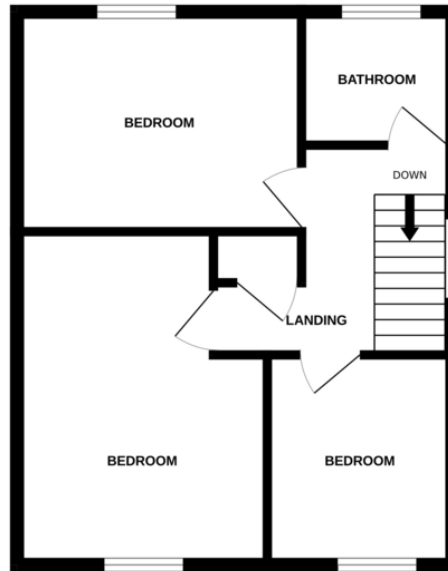
Paved patio, laid to lawn, shingled path, flower and shrub beds, fruit trees.



GROUND FLOOR



1ST 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

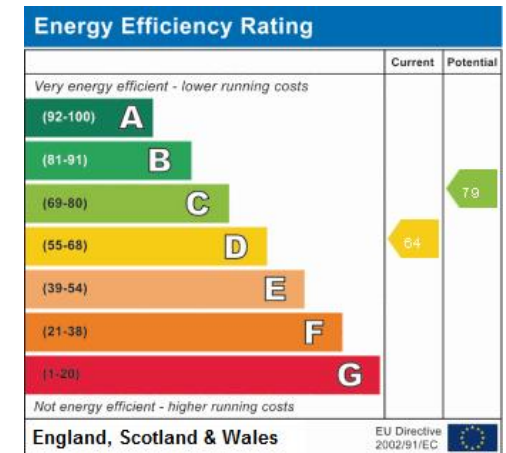
Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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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