



**Kennedy
& Foster**

15 Moonflower Place

Biggleswade

SG18 8YP

£400,000

- BUILT TO THE BRAXTON DESIGN
- BEAUTIFULLY APPOINTED
- LOUNGE
- KITCHEN/DINING ROOM

- CLOAKROOM/UTILITY
- 3 STOREY LIVING
- MASTER SUITE ON SECOND FLOOR WITH FITTED WARDROBES AND EN-SUITE
- 2 SIDE BY SIDE PARKING SPACES



This beautifully appointed property is situated on the popular Orchard Chase development and was built to the Braxton design approx. 2 years ago.

Accommodation comprises of: Entrance Hall, lounge, cloakroom/utility room kitchen/diner with French doors onto the rear garden. On the first floor are 2 bedrooms and bathroom and an amazing master suite to the first floor with wardrobes and an en-suite. A viewing comes highly recommended by Kennedy & Foster the sole agents.

FRONT DOOR INTO:

ENTRANCE HALL

Cupboard housing consumer unit, Amtico flooring, stairs to first floor, radiator. Door to:

LOUNGE

13' 10" x 10' 05" (4.22m x 3.18m) Amtico flooring, radiator, uPVC double glazed window to front. Door to:

INNER HALL

Under stairs storage cupboard. Doors to:

KITCHEN/DINER

14' 00" x 11' 01 max" (4.27m x 3.38m) White high gloss soft closing wall, base and drawer units with work surfaces over, under cupboard lighting and plinth lighting. Integrated fridge/freezer, dishwasher, double oven, induction hob with extractor over. 1 1/2 bowl stainless steel single drainer sink unit with mixer tap, uPVC double glazed French doors to rear garden.

CLOAKROOM/UTILITY

Low level W.C, wash hand basin with mixer tap, integrated washer dryer, cupboard and shelving, heated towel rail, Amtico flooring.

FIRST FLOOR LANDING

Radiator. Doors to:

BEDROOM

14' 00" x 9' 03" (4.27m x 2.82m) Radiator, uPVC double glazed window to rear, triple wardrobe with mirrored sliding doors and storage over.

BEDROOM

11' 10" x 6' 11" (3.61m x 2.11m) uPVC double glazed window to front, radiator.

FULLY TILED BATHROOM

Panelled bath with shower over, pedestal basin, low level W.C, heated towel rail.

SECOND FLOOR

MASTER SUITE

11' 08" x 10' 04" (3.56m x 3.15m) Double radiator, uPVC double glazed window to front. Built in wardrobe with mirrored sliding doors, Velux windows. Door to:

ENSUITE

Fully tiled double shower with shower over, vanity basin with cupboards under, low level W.C, uPVC double glazed window, tiled flooring.

OUTSIDE

FRONT GARDEN

Shingle, pathway to front door.

REAR GARDEN

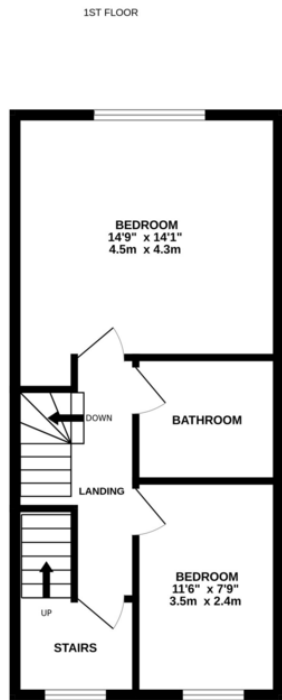
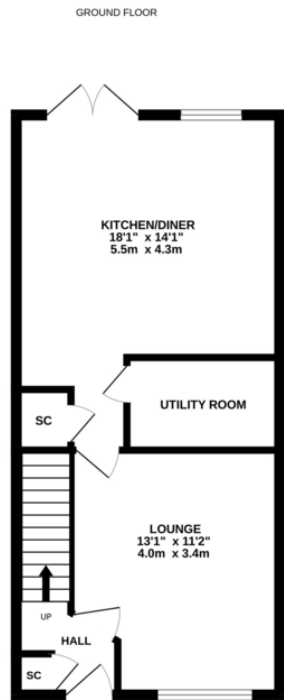
Laid to Lawn, paved patio, shed, outside tap, gated rear access leading to:

2 ALLOCATED SIDE BY SIDE PARKING SPACES TO REAR

AGENT NOTES

Current Annual Development Charge: £189.00





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

Score	Energy rating	Current	Potential
92+	A		96 A
81-91	B	86 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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