



**Kennedy
& Foster**

132 Brunel Drive
Biggleswade
SG18 8BJ
£489,950

- WALKING DISTANCE TO TRAIN STATION AND TOWN CENTRE
- WELL PRESENTED HOME
- FOUR BEDROOM DETACHED
- TWO RECEPTION ROOMS
- KITCHEN/BREAKFAST ROOM
- CLOAKROOM, EN SUITE AND FAMILY BATHROOM
- GARDENS
- DRIVEWAY AND GARAGE



Situated within walking distance of the train station and town centre this well presented four bedroom detached property with many benefits to include downstairs cloakroom, 2 reception rooms, kitchen/breakfast room, en suite and a family bathroom. Further benefits to this lovely home are having a generous size rear garden and a double width drive leading to the garage. Contact Kennedy & Foster the sole agents to arrange your viewing.

FRONT DOOR INTO:

ENTRANCE HALL

Stairs to first floor landing, radiator, laminate flooring, under stairs cupboard. Doors to:

CLOAKROOM

Low level W.C, pedestal basin, radiator, uPVC double glazed window to side, laminate flooring.

DINING ROOM

11' 07" x 9' 01" (3.53m x 2.77m) uPVC double glazed window to front, double doors from entrance hall.

LOUNGE

15' 05" x 11' 05" (4.7m x 3.48m) uPVC double glazed window and French doors to rear garden, two radiators, double doors from entrance hall.

KITCHEN/BREAKFAST ROOM

12' 04" x 11' 09" (3.76m x 3.58m) Wall, base and drawer units with work surfaces over, space for fridge/freezer and washing machine. Integrated dishwasher. Built in double oven, gas hob and extractor hood over. Tiled flooring, 1 1/2 bowl sink unit with mixer tap, under cupboard lighting, uPVC double glazed window to rear and door to rear garden.

FIRST FLOOR LANDING

Access to loft, partially boarded with light. Airing cupboard with cylinder and shelving. Door to:

BEDROOM ONE

15' 08 max" x 10' 05" (4.78m x 3.18m) Two uPVC double glazed window to front, two radiators, built in wardrobes. Door to:

ENSUITE

Fully tiled double shower with shower over, low level W.C, pedestal basin, radiator, uPVC double glazed frosted window to front, extractor fan.

BEDROOM TWO

13' 09" x 8' 11" (4.19m x 2.72m) uPVC double glazed window to rear, radiator.

BEDROOM THREE

9' 08" x 8' 05" (2.95m x 2.57m) uPVC double glazed window to rear, radiator, built in shelved cupboard.

BEDROOM FOUR

9' 05" x 6' 06" (2.87m x 1.98m) uPVC double glazed window to rear, radiator.

BATHROOM

4 Piece suite comprising of: fully tiled shower cubicle, panelled bath, pedestal basin, low level W.C, radiator, uPVC double glazed frosted window.

FRONT GARDEN

Cobbled garden with tree and shrubs, gated side access to rear garden. Double width driveway leading to:

GARAGE

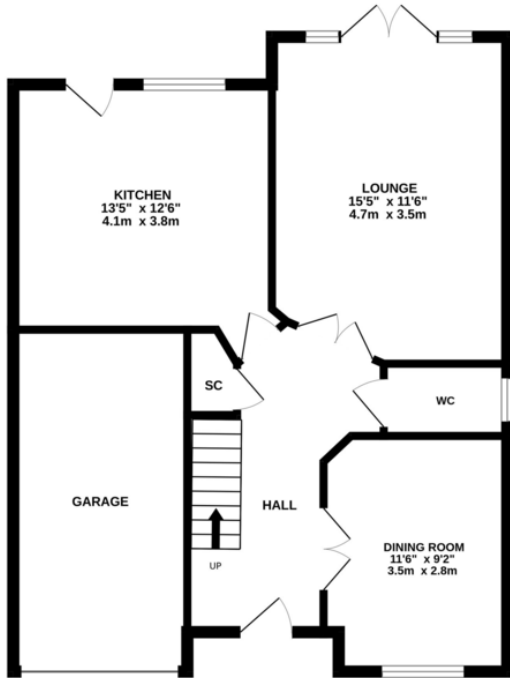
16' 07" x 8' 01" (5.05m x 2.46m) Up and over door, power and light.

REAR GARDEN

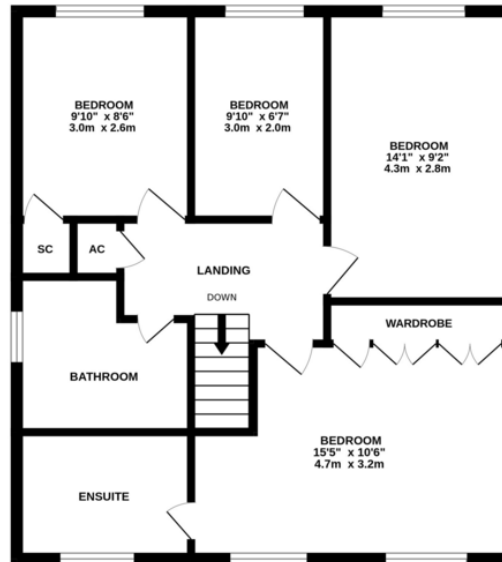
Laid to lawn, paved patio, decking, outside tap, shrubs, gated side access.



GROUND FLOOR
686 sq.ft. (63.7 sq.m.) approx.



1ST FLOOR
628 sq.ft. (58.4 sq.m.) approx.



TOTAL FLOOR AREA : 1314 sq.ft. (122.1 sq.m.) 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 E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

2 Market House
Market Square
Biggleswade
Bedfordshire SG18 8AQ

T: 01767 601122

E: sales@kennedyfoster.co.uk

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