



**Kennedy  
& Foster**

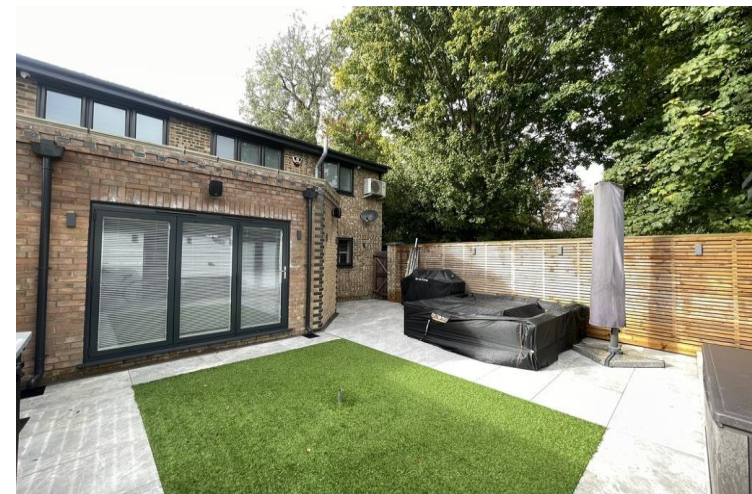
28 Mulberry Close

Biggleswade

SG18 0HU

**£515,000**

- EXTENDED AND IMPROVED BY CURRENT OWNER
- FOUR BEDROOM SEMI DETACHED HOME
- REFITTED KITCHEN WITH NEFF APPLIANCES AND QUARTZ WORKTOPS
- UNDER FLOOR HEATING TO GROUND FLOOR
- DINING AREA
- UTILITY/OFFICE
- GARDEN CABIN PROVIDING OFFICE AND STOAGE
- OFF ROAD PARKING FOR THREE VEHICLES



Prepared to be impressed. Extended and improved by the current owners, this semi detached family home boasts oak doors, upgraded wireless central heating, underfloor heating to the ground floor, quartz works tops, wireless connected NEFF kitchen appliances and Lusso stone bathroom ware and internal and external surround speaker system. The property benefits from a utility room, open plan kitchen/dining room with centre island, ensuite, garden cabin and off road parking for three vehicles.

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

##### **ENTRANCE HALL**

Karndean flooring. Stairs rising to first floor landing. Anthracite vertical Radiator. Spotlights to ceiling. Panelled door to utility room/study. Solid oak pocket door to lounge.

##### **UTILITY ROOM /STUDY**

9' 4" x 8' 7" (2.84m x 2.62m) uPVC double glazed window to front elevation. Karndean flooring. Range of fitted wall and base units with quartz work surface. Lusso Stone tap with sink. Space for fridge / freezer. Spotlights to ceiling. Radiator. Panelled door to:

##### **BOILER ROOM**

LVT flooring. Wall mounted Ideal boiler. Hot water cylinder. Built in cupboard. Space for tumble/dryer.

##### **LOUNGE**

14' 1" x 11' 7" (4.29m x 3.53m) Wall mounted air conditioning unit. Karndean flooring. uPVC double glazed window to front elevation. Underfloor heating. Spotlights to ceiling. Oak panelled media wall. Wall light points. Panelled glazed solid oak pocket doors to:

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

15' 10 " x 15' 00 max" (4.83m x 4.57m) Range of wall and base units with quartz work surface over and splash back. Quooker tap with sink and drainer. Neff electric hob with inbuilt extractor. Built in fridge/freezer. Two built in Neff ovens at eye level. Built in combination oven at eye level. Built in insinkerator. Built in Neff coffee machine. Integrated dish washer. Double glazed bi fold doors to rear garden. Karndean flooring. Illuminated sky light. Spotlights to ceiling. Underfloor heating. Solid oak panelled door to cloakroom. Three display recess quartz shelves. Opening to:

##### **DINING ROOM**

8' 00" x 7' 11" (2.44m x 2.41m) uPVC double glazed to rear elevation. Karndean flooring. Recess display quartz shelf.

##### **CLOAKROOM**

Wall hanging w.c. Spotlights to ceiling. Underfloor heating. Wall mounted towel rail. Wash hand basin with cupboard under and waterfall tap. Tiling to walls. Mirror and wash hand basin.

##### **FIRST FLOOR LANDING**

Spotlights to ceiling. Access to loft space. Glass balustrade. Panelled doors to:

##### **MASTER BEDROOM**

17' 6" x 8' 7 max" (5.33m x 2.62m) uPVC double glazed window to front elevation. Double glazed wireless controlled Velux window to front, including wireless controlled blind. Spotlights to vaulted ceiling. Anthracite vertical radiator. Air conditioning unit. Solid oak pocket door to:

#### **FOUR PIECE BATHROOM**

8' 2" x 5' 5" (2.49m x 1.65m) Double ended bath with digital wireless Mira mode bath filler. Walk in waterfall shower with hand held digital Mira activate dual outlet shower attachment with warm up button. Heated towel radiator. Lusso Stone twin basin sinks with wall taps and demister mirror over. Porcelenosa Tiling to walls and floor. Frosted uPVC double glazed window to rear elevation. Spotlights to ceiling.

#### **BEDROOM TWO**

11' 11" x 9' 4" (3.63m x 2.84m) uPVC double glazed window to front elevation. Radiator. Spotlights to ceiling.

#### **BEDROOM THREE**

11' 00" x 7' 9" (3.35m x 2.36m) uPVC double glazed window to rear elevation. Radiator. Spotlights to ceiling.

#### **BEDROOM FOUR**

8' 11" x 6' 6" (2.72m x 1.98m) uPVC double glazed window to front elevation. Radiator. Spotlights to ceiling. Fitted single bed with wardrobe over.

#### **FOUR PIECE SUITE BATHROOM**

uPVC double glazed window to front elevation. Spotlights to ceiling. Porcelenosa tiling to floor and walls. Walk in with waterfall shower with separate hand held digital Mira activate dual outlet shower attachment with warm up button. Lusso Stone sink with vanity unit under. Tap in wall. Bath with digital wireless Mira mode bath filler. Recess shelf. Custom soap box.

#### **OUTSIDE**

##### **FRONT**

Block paved driveway providing off road parking for 3 vehicles. Brick wall to both sides with wall lights. Fully integrated hard wired Hik Vision CCTV.

#### **REAR GARDEN**

Porcelain tiled patio. Artificial lawn. Enclosed by new timber panel fencing with spotlights, Philips hue multicoloured wirelessly wifi controlled by app. Gated access to front.

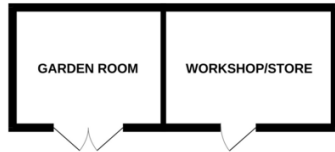
**CABIN** timber framed construction with concrete cladding to front aspect, split into two as follows:

**STUDY / OFFICE** (9'5" X 8'1") LVT flooring. Spotlights to ceiling. Samsung heating an cooling unit.

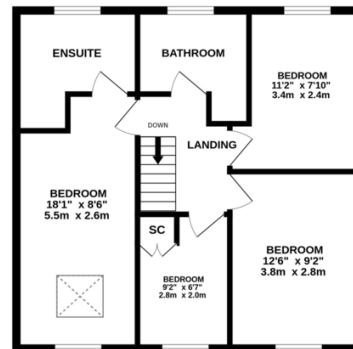
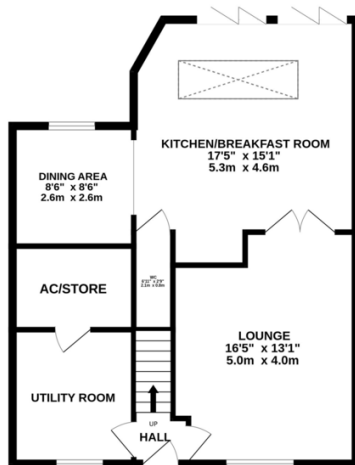
**STORE** (11' 0" X 8' 2") Power, spotlights to ceiling.



GROUND FLOOR  
896 sq.ft. (83.3 sq.m.) approx.



1ST FLOOR  
586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA : 1482 sq.ft. (137.7 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 C

## TENURE

Freehold

## LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		86 B
69-80	C		
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

## OFFICE

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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