



**Kennedy  
& Foster**

15 Torquay Close

Biggleswade

SG18 0FS

**Guide Price £425,000 - £435,000**

- EXTENDED GORGEOUS SEMI DETACHED
- THE 'MAYTHORNS' DEVELOPMENT
- THREE DOUBLE BEDROOMS
- KITCHEN

- LOUNGE
- DINING ROOM
- 4 PIECE BATHROOM & ENSUITE TO MASTER BEDROOM
- EXTENDED GARAGE



You will not be disappointed with your viewing to this EXTENDED semi detached property with accommodation on three levels as follows: Entrance Hall, cloakroom, lounge, dining room, kitchen, 3 double bedrooms, 4 piece bathroom and ensuite to the master bedroom. To compliment this gorgeous property is the garage of c34 ft, easy to manage rear garden and positioned on the popular 'Maythorns' Development. Contact Kennedy & Foster the sole agent to arrange your viewing.

#### **FRONT DOOR INTO**

#### **ENTRANCE HALL**

Tiled floor, radiator, stairs to first floor, coving to ceiling. Wood door to:

#### **CLOAKROOM**

Low level W.C, pedestal basin, tiled floor, heated towel rail, consumer unit.

#### **KITCHEN**

10' 9" x 8' 04" min (3.28m x 2.54m) Wall, base and drawer units with work surfaces over. Built in dishwasher, washing machine, fridge/freezer, oven with gas hob and extractor hood over, cupboard housing boiler, stainless steel single drainer sink unit with mixer tap, tiled floor, under cupboard lighting. uPVC double glazed window to front, inset lighting.

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

15' 05" x 14' 07" (4.7m x 4.44m) Storage cupboard, coving to ceiling, tiled floor, uPVC double glazed window to side. Opening to:

#### **DINING ROOM/PLAYROOM**

14' 16" x 9' 10" (4.67m x 3m) Electric Velux Windows, tiled floor, radiator, uPVC double glazed French doors to rear garden. Door to garage.

#### **FIRST FLOOR LANDING**

Airing cupboard, coving to ceiling. Doors to:

#### **BEDROOM TWO**

11' 10" x 9' 00" (3.61m x 2.74m) Built in wardrobes, radiator, uPVC double glazed window to front, coving to ceiling.

#### **BEDROOM THREE**

10' 11" x 8' 08" (3.33m x 2.64m) Built in wardrobes, radiator, uPVC double glazed window to rear, coving to ceiling.

#### **4 PIECE BATHROOM**

Panelled bath with mixer tap, fully tiled shower cubicle, low level W.C, pedestal basin, extractor, uPVC double glazed frosted window to front, heated towel rail, tiled floor.

#### **INNER LANDING**

Stairs to second floor with storage under, radiator, uPVC double glazed window to rear.

#### **MASTER SUITE BEDROOM**

19' 03" x 11' 02" (5.87m x 3.4m) Two double radiators, uPVC double glazed window to front and two uPVC double glazed Velux windows, built in wardrobes. Door to:

#### **ENSUITE**

Fully tiled shower cubicle, pedestal basin, low level W.C, heated towel rail, shaver point, uPVC double glazed frosted window to rear, extractor fan.

#### **OUTSIDE**

#### **FRONT GARDEN**

Shrubs, pathway to front door. Driveway leading to:

#### **GARAGE**

Electric roll up door, power and electric, radiator, Eaves storage, Personnel door to rear garden. Door to dining room.

#### **REAR GARDEN**

Artificial lawn, outside tap, personnel door to garage, electric sockets, outside lighting.





Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurement 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 guidance purposes only and should be used as such by any prospective purchaser. The services, systems and Appliances shown here are for general use and in operation, as to their operability or efficiency can be given.  
 Issue with drawings 1/2024

**COUNCIL TAX BAND**

Tax band D

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 87 B      |
| 69-80 | C             | 78 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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