



Connells

Merlin Drive
Sandy



Property Description

Situated at the end of a secluded close and on a corner plot is this impressive four bedroom home offering bright and spacious living with modern comforts throughout. The ground floor accommodation includes a spacious through lounge with access to the rear garden, two further separate reception rooms of which one is used as an office and the other is a dining room, a downstairs cloakroom, stairs to the first floor with storage beneath, a large open plan kitchen/diner area with under floor heating which was extended and thoughtfully remodelled in January 2023 by the current owners, providing a vast array of eye and base level units with integrated appliances. There is also access to a separate utility room providing side access to the driveway. On the first floor there is a bright landing providing access to the Four double bedrooms of which Bedroom Two has an en-suite shower room and the Master bedroom has a beautifully refitted four-piece en-suite bathroom. Externally the property has a beautifully landscaped southwest facing garden with seclusion and privacy on two sides. There is a paved patio offering a sunny area for outside entertaining with external lighting. There is a double garage with an up and over door which is operated either by remote control fob or internal wall mounted switch. There is access via the garage to the property to ensure a dry route inside when its raining. The garage is an open space without a separating wall.



Entrance Hall

Cloakroom

Office

9' 8" x 9' 5" (2.95m x 2.87m)

Lounge

22' 5" x 13' 6" (6.83m x 4.11m)

Dining Room

14' 8" x 11' 3" (4.47m x 3.43m)

Kitchen

14' 4" x 8' 6" (4.37m x 2.59m)

Utility Room

6' 7" x 6' 3" (2.01m x 1.91m)

Reception Room

22' 5" x 8' 9" (6.83m x 2.67m)

First Floor

Landing

Bedroom One

15' 6" x 13' 9" (4.72m x 4.19m)

Ensuite

Bedroom Two

14' 6" x 9' (4.42m x 2.74m)

Ensuite

Bedroom Three

14' x 7' 7" Max (4.27m x 2.31m Max)

Bedroom Four

10' x 9' 6" (3.05m x 2.90m)

Bathroom

External

Front Garden

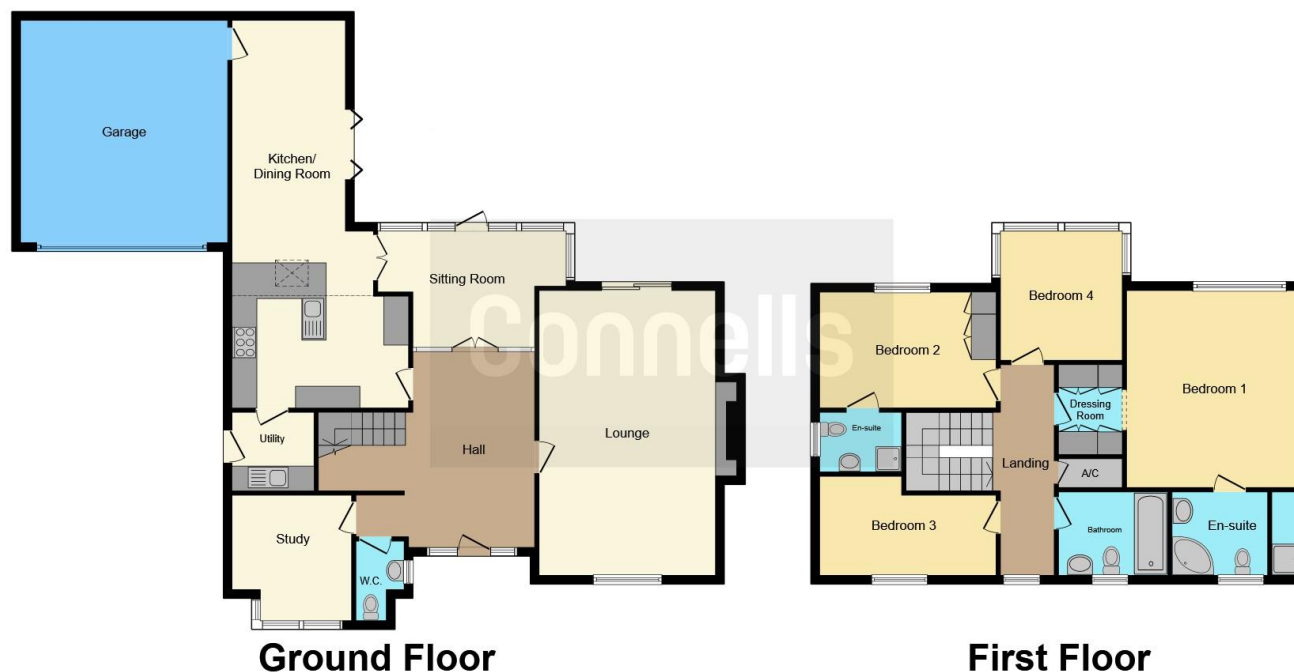
Rear Garden

Double Garage









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