



Kennedy & Co.

47 Goldfinch Drive, Sandy

SG19 2SA

EPC: D * No Upward Chain! *

£379,950

- Very Spacious Four Bedroom Town House
- Entrance Hall With Modern Cloakroom
- Spacious 14ft Lounge
- Generous 18ft Luxury Re-Fitted Kitchen/Diner
- Modern Family Bathroom
- Excellent 15ft Master Bedroom With Modern En-Suite
- No Upward Chain
- Driveway To Front & Side For Up To Five Cars



A fantastic opportunity to purchase this very well presented and very spacious four bedroom three storey modern end of terrace town house, overlooking an open green with field views beyond, benefitting from a stunning 18ft re-fitted luxury kitchen/diner and no upward chain, situated in a quiet location with large driveway providing off road parking for up to 5 cars and single garage.

This fine property briefly boasts an entrance hall with modern cloakroom, spacious 14ft lounge, luxury re-fitted 18ft kitchen/diner with built in appliances, modern first floor family bathroom, and fantastic 15ft master bedroom with modern en-suite shower room occupying the entirety of the top floor.

The property also benefits from uPVC double glazing throughout, gas to radiator central heating, easy maintenance enclosed rear garden with detached summer house, generous driveway providing off road

parking for up to five vehicles, and a single garage with power and light connected.

This excellent home must be viewed early to avoid disappointment.

Sandy is serviced by schools, shops and facilities, ideal for the commuter with easy access to the A1(M) and to the mainline railway station to London St Pancras.

PARTICULARS

Replaced composite obscure double glazed entrance door to:

ENTRANCE HALL

Single panel radiator, stairs rising to first floor, laminated wood effect flooring, communicating doors to:

CLOAKROOM

Single panel radiator, modern fitted two piece white suite comprising low level W.C and wash hand basin, tiled to half height to all elevations, continued laminated wood effect flooring, extractor fan.

LOUNGE

14' 9" x 11' 6" (4.5m x 3.51m) uPVC double glazed window to front elevation, double panel radiator, feature living flame gas fireplace with marble hearth and wooden surround, laminated wood effect flooring, coving to ceiling, double doors to:

KITCHEN/DINER

18' 6" x 12' 8" (5.64m x 3.86m) uPVC double glazed window to rear elevation, uPVC double glazed stable style door to rear elevation plus uPVC double glazed French doors to rear elevation, double panel radiator, luxury re-fitted kitchen comprising stainless steel sink

unit with mixer tap over, wood effect work surfaces, range of soft close base units incorporating built in stainless steel double oven, built in four burner electric hob, built in washing machine, built in dishwasher and built in fridge/freezer all with matching doors, built in breakfast bar, further range of soft close wall mounted units incorporating hidden gas boiler, ideal space for table and chairs, feature high gloss porcelain tiled flooring, coving to ceiling.

FIRST FLOOR

LANDING

uPVC double glazed window to front elevation, double panel radiator, stairs rising to second floor, communicating doors to:

BEDROOM TWO

11' 8" x 9' 8" (3.56m x 2.95m) uPVC double glazed window to front elevation, single panel radiator.

BEDROOM THREE

10' 6" x 9' (3.2m x 2.74m) uPVC double glazed window to rear elevation, single panel radiator.

BEDROOM FOUR

9' 3" x 7' 1" (2.82m x 2.16m) uPVC double glazed window to rear elevation, single panel radiator.

BATHROOM

Single panel radiator, modern fitted three piece white suite comprising low level W.C, wash hand basin, panelled bath with mixer tap over plus fitted shower attachment over, tiled to all splash areas, sunken spotlighting, extractor fan, tiled flooring, built in airing cupboard housing 'Mega-Flo' hot water system.

SECOND FLOOR

LANDING

Built in storage cupboard in roof eaves, door to:

MASTER BEDROOM

15' 3" x 11' (4.65m x 3.35m) uPVC double glazed window to rear elevation, single panel radiator, two built in 'His and Hers' double wardrobes, access to loft space, door to:

ENSUITE

uPVC obscure double glazed window to front elevation, single panel radiator, modern fitted three piece white suite comprising low level W.C, wash hand basin, fully tiled shower cubicle with fitted rain shower over, tiled to half height to all elevations, laminated wood effect flooring, sunken spotlighting, extractor fan.





EXTERNALLY

FRONT

Retained by iron railings, mono-block paved driveway providing off road parking for 2 cars, plus part mono-block paved driveway to side providing further off road parking for 3 cars with gated access to:

REAR GARDEN

Fully enclosed easy maintenance rear garden, fully laid to Indian sandstone paving with shingled borders, outside tap and outside awning, personnel doors to:

SUMMER HOUSE

9' 3" x 9' 1" (2.82m x 2.77m) Windows to both side elevations. power connected, currently used as hot tub room, easily converted to home office.

GARAGE

Up and over door, power and light connected, storage in roof eaves, door to rear elevation leading to further covered storage space.

COUNCIL TAX BAND Tax band D

TENURE Freehold

LOCAL AUTHORITY Central Bedfordshire Council

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

T: 01767 692327

E: sandy@kennedy-estate-agents.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.