



Kennedy & Co.

32 Banks Drive, Sandy

SG19 1AE

EPC: C

£375,000

- Stunning Three Bedroom Detached Home In Show-Home Condition Throughout
- Entrance Hall
- Modern Cloakroom
- Generous 18ft Lounge
- Spacious 18ft Re-Fitted Luxury Kitchen/Diner With Granite Work Surfaces
- Luxury Re-Fitted Family Bathroom
- 15ft Master Bedroom With Luxury Re-Fitted En-Suite
- Enclosed Rear Garden



An excellent opportunity to purchase this spacious, hugely improved and incredibly well presented three bedroom detached modern home, which in our opinion is offered in show-home condition throughout, situated in a very sought after quiet location within easy walking distance of the town centre.

This superb home has under gone many improvements and now benefits from an entrance hall, modern cloakroom, very spacious 18ft sitting room, fantastic 18ft luxury re-fitted kitchen/diner with granite work surfaces, generous 15ft master bedroom with re-fitted luxury en-suite, luxury re-fitted family bathroom and two further double bedrooms.

Externally this superb home offers mono-block paved driveway providing off road parking for up to three cars, front garden, single garage with power and light connected, plus a fully enclosed and well maintained rear garden.

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

Composite obscure double glazed entrance door to:

ENTRANCE HALL

Single panel radiator, stairs rising to first floor with under stairs storage cupboard, feature tiled flooring, coving to ceiling, communicating doors to:

CLOAKROOM

uPVC obscure double glazed window to rear elevation, single panel radiator, fitted modern two piece suite comprising low level W.C and wash hand basin, tiled to all splash areas, continued feature tiled flooring.

SITTING ROOM

18' 5" x 10' 4" (5.61m x 3.15m) Dual aspect room, uPVC double glazed windows to both front and side elevations, two double panel radiators, feature living flame gas fireplace with stone surround and heath, high quality laminated wood effect flooring, coving to ceiling.

KITCHEN/DINER

18' 5" x 9' (5.61 m x 2.74m) Dual aspect room, uPVC double glazed window to front elevation plus further uPVC double glazed French doors to side elevation, double panel radiator, re-fitted luxury kitchen comprising of one and a half bowl stainless steel sink units with mixer tap over, solid granite work surfaces with integrated drainer, range of soft close base units incorporating built in Neff oven with built in Neff electric hob over, built in fridge/freezer and built in washing machine both with matching doors, further range of

soft close wall mounted units incorporating stainless steel Neff extractor hood, ideal space for table and chairs, continued feature tiled flooring, coving to ceiling.

FIRST FLOOR

LANDING

uPVC double glazed window to rear elevation, single panel radiator, access to loft space, built in airing cupboard housing replaced gas combination boiler, communicating doors to:

MASTER BEDROOM

15' 8" x 10' 7" (4.78m x 3.23m) uPVC double glazed window to side elevation, single panel radiator, built in double wardrobe and built in single wardrobe, coving to ceiling, door to:

ENSUITE

uPVC obscure double glazed window to front elevation, chrome wall mounted heated towel rail, re-fitted luxury three piece white suite comprising low level W.C, wash hand basin with mixer tap over, fully tiled shower cubicle with fitted shower over, tiled to all splash areas, vinyl tiled flooring, extractor fan.

BEDROOM TWO

9' 9" x 9' 2" (2.97m x 2.79m) uPVC double glazed window to front elevation, single panel radiator, built in double wardrobe, coving to ceiling.

BEDROOM THREE

9' 2" x 6' 7" (2.79m x 2.01m) uPVC double glazed window to side elevation, single panel radiator, built in storage cupboard, coving to ceiling.

BATHROOM

uPVC obscure double glazed window to front elevation, chrome wall mounted heated towel rail, re-fitted luxury three piece white suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap over plus fitted shower over, tiled to all splash areas, vinyl tiled flooring, extractor fan.

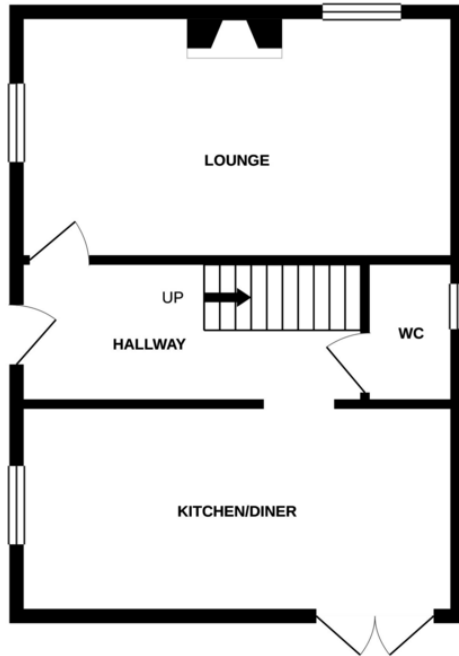
EXTERNALLY

FRONT

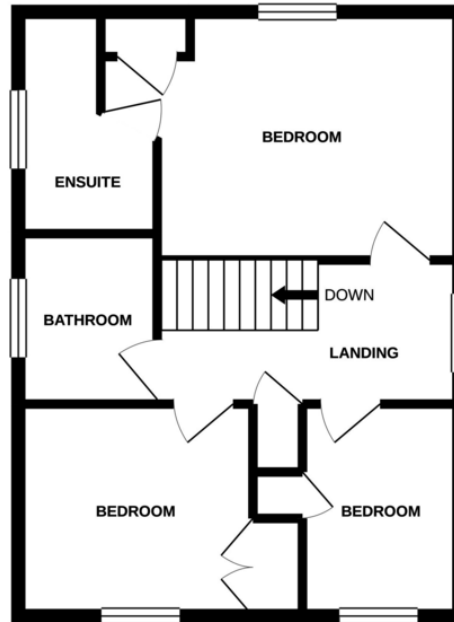
Shingled front garden area with outside tap, mono-block paved driveway providing off road parking for 3 vehicles, gated access to:



GROUND FLOOR
460 sq.ft. (42.7 sq.m.) approx.



1ST FLOOR
467 sq.ft. (43.4 sq.m.) approx.



TOTAL FLOOR AREA: 927 sq.ft. (86.1 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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REAR GARDEN

Fully enclosed very well maintained rear garden, initial paved patio area with gated access to front, timber shed with power and light connected, paved storage area to rear.

GARAGE

Up and over door, power and light connected.

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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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 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