



Kennedy & Co.

10 Crow Hill, Sandy

SG19 2RZ

EPC: C

£399,950

- Immaculately Presented Three Bedroom Detached Home
- Generous Entrance Hall
- Re-Fitted Modern Cloakroom
- Spacious 18ft Lounge
- Total Floor Area: 92 sq mtrs
- Excellent 18ft Re-Fitted Modern Kitchen/Diner
- Modern Family Bathroom
- Re-Fitted Modern En-Suite To 15ft Master Bedroom
- Enclosed Rear Garden
- Garage & Driveway



A truly superb opportunity to purchase this spacious, hugely improved and incredibly well presented three bedroom detached modern home, which in our opinion is offered in immaculate condition throughout, situated in a sought after popular location within Sandy, boasting generous accommodation and single garage.

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

Other benefits include uPVC double glazing throughout and gas to radiator central heating with a replaced combination boiler.

Externally this wonderful home offers a driveway providing off road parking for up to two/three cars, single garage with power and light connected, plus a fully enclosed and well maintained rear garden.

Early viewings are strongly encouraged.

PARTICULARS

Composite obscure double glazed entrance door to:

ENTRANCE HALL

Double panel radiator, stairs rising to first floor with under stairs storage cupboard and feature glass balustrade, feature ceramic tiled wood effect flooring, communicating doors to:

CLOAKROOM

uPVC obscure double glazed window to rear elevation, single panel radiator, re-fitted modern two piece suite comprising low level W.C and wash hand basin set into cupboard unit with mixer tap over, tiled to half height to all elevations, continued feature ceramic tiled wood effect flooring.

SITTING ROOM

18' 7" x 10' 4" (5.66m x 3.15m) Dual aspect room, uPVC double glazed windows to both front and side elevations, two double panel radiators, coving to ceiling.

KITCHEN/DINER

18' 6" x 9' (5.64m 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

unit with mixer tap over, solid stone work surfaces with integrated drainer, range of soft close base units incorporating built in stainless steel double oven, built in induction hob, built in washing machine and built in dishwasher both with matching doors, space for American style fridge/freezer, tiled to all splash areas, further range of soft close wall mounted units incorporating stainless steel extractor hood, ideal space for table and chairs, continued feature ceramic tiled wood effect flooring.

FIRST FLOOR

LANDING

uPVC double glazed window to rear elevation, single panel radiator, continued feature glass balustrade, 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, two built in double wardrobes and built in single wardrobe, 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 set into drawer unit, fully tiled shower cubicle with fitted shower over, tiled to all elevations, feature ceramic tiled wood effect flooring, extractor fan.

BEDROOM TWO

9' 9" x 9' 3" (2.97m x 2.82m) uPVC double glazed window to front elevation, single panel radiator, built in double wardrobe.

BEDROOM THREE

9' 3" x 6' 7" (2.82m x 2.01m) uPVC double glazed window to side elevation, single panel radiator, built in storage cupboard.

BATHROOM

uPVC obscure double glazed window to front elevation, single panel radiator, fitted modern 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 effect flooring, extractor fan.

EXTERNALLY

FRONT

Retained by iron railing, mainly laid to slate shingle with paved steps to entrance door, gated access to:





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.

REAR GARDEN

Fully enclosed rear garden, initial paved patio area, mainly laid to lawn, raised timber decking area with personnel doors to timber shed and timber summerhouse both with power and light connected, gated access to rear leading to:

DRIVEWAY

Driveway providing off road parking for 2 to 3 vehicles with outside tap, access to:

GARAGE

Electric up and over door, power and light connected.

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

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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