



Kennedy & Co.

53 Cambridge Road, Sandy

SG19 1JF

EPC: C

£525,000

- Stunning, Extended & Hugely Spacious 3/4 Bedroom Period Home
- Entrance Hall With Re-Fitted Modern Cloakroom
- Fantastic 26ft x 14ft Lounge/Diner With Woodburner
- 13ft x 12ft Family Room
- Luxury Re-Fitted Kitchen/Breakfast Room
- Re-Fitted Modern Utility Room
- Re-Fitted Modern En-Suite To Master Bedroom
- Wonderful Re-Fitted 5 Piece Luxury Bathroom



A very unique and rare opportunity to purchase this greatly extended, hugely spacious and extremely well presented three/four bedroom period home, boasting a rear garden approaching 100ft in length with gated driveway, plus a renovated detached brick outbuilding used as a gym and home office, situated in a highly sought after area of Sandy within very easy walking distance of the town centre and train station.

This fine example has been sympathetically modernised and improved, and briefly boasts an entrance hallway with re-fitted modern cloakroom, superb 26ft x 14ft lounge/diner with cast iron wood burner, separate 13ft x 12ft family room, luxury re-fitted 13ft kitchen/breakfast room and separate re-fitted spacious 13ft modern utility room.

To the first floor the property boasts an excellent open plan 14ft landing area currently used as bedroom four, a stunning re-fitted five piece 13ft luxury family bathroom, and three double bedrooms with luxury re-fitted en-suite to the master.

Other benefits include uPVC double glazing throughout and gas to radiator central heating.

Externally the property benefits from easy maintenance enclosed front and side gardens, secure gated driveway providing off road parking for two vehicles, fantastic enclosed rear garden approaching 100ft in length with detached 13ft timber summer house, and a recently renovated versatile detached two storey brick outbuilding currently being utilised as a 16ft gym/store room and 17ft first floor home office ideal for running a business or working from home.

Early viewings highly recommended.

PARTICULARS

Composite double glazed leaded entrance door to:

ENTRANCE HALL

uPVC obscure double glazed window to side elevation, double panel radiator, solid oak flooring, coving to ceiling, loft access, communicating solid oak doors to:

CLOAKROOM

uPVC obscure double glazed window to rear elevation, feature column radiator, re-fitted modern two piece suite comprising low level W.C, wash hand basin with tiled splash areas, solid oak flooring, coving to ceiling, loft access.

LOUNGE/DINER

26' 6" x 14' 2" (8.08m x 4.32m) Dual aspect room, uPVC double glazed windows to both front and side elevations, double panel radiator and single panel radiator, feature cast iron wood burner with stone hearth and mantle over, stairs rising to first floor, solid oak flooring, coving to ceiling, solid oak door to:

FAMILY ROOM

13' 2" x 12' 7" (4.01m x 3.84m) Spacious family or dining room, uPVC double glazed window to side elevation, double panel radiator, range of built in cupboard units and desk unit, laminated wood effect flooring, coving to ceiling, solid oak door to:

KITCHEN/BREAKFAST ROOM

13' 2" x 10' 8" (4.01m x 3.25m) uPVC double glazed window to side elevation, double panel radiator, luxury re-fitted modern kitchen comprising of one and a half bowl ceramic sink/drainers unit with mixer taps over, wood effect work surfaces, range of 'soft-close' base units incorporating built in stainless steel double oven, built in stainless steel 4 burner gas hob, built in dishwasher with matching door, built in fridge with matching door, fully tiled to all splash areas, further range of 'soft-close' wall mounted units incorporating fitted extractor hood, coving to ceiling, feature stone tiled flooring, solid oak door to:

UTILITY ROOM

13' 2" x 7' 9" (4.01m x 2.36m) uPVC double glazed window to rear elevation and uPVC double glazed door to side elevation, re-fitted modern utility room comprising of one bowl ceramic sink/drainers unit with mixer taps over, wood effect work surfaces, range of base units incorporating space for American style fridge/freezer, space and plumbing for washing machine, space for tumble dryer, fully tiled to all splash areas, further range of wall mounted units

incorporating wall mounted gas boiler, vinyl tiled effect flooring, sunken spotlighting.

FIRST FLOOR - LANDING/BEDROOM FOUR

14' 5" x 9' 1" (4.39m x 2.77m) uPVC double glazed window to side elevation, double panel radiator, built in airing cupboard housing hot water cylinder and linen shelves, coving to ceiling, open plan design currently used as a bedroom/dressing area, solid oak communicating doors to:

MASTER BEDROOM

12' 8" x 11' 1" (3.86m x 3.38m) uPVC double glazed window to front elevation, single panel radiator, comprehensive wardrobe space including three built in double wardrobes plus further single wardrobe all with hanging rails and shelving, coving to ceiling access to loft space, solid oak door to:

ENSUITE

uPVC obscure double glazed window to side elevation, wall mounted heated towel rail, re-fitted luxury three piece white suite comprising low level W.C, wash hand basin, fully tiled

shower cubicle with fitted shower over, tiled to half height to all elevations, feature tiled flooring with under floor heating, sunken spotlighting, extractor fan.

BEDROOM TWO

12' 1" x 9' 5" (3.68m x 2.87m) uPVC double glazed window to side elevation, double panel radiator, coving to ceiling.

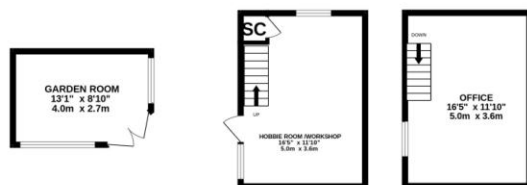
BEDROOM THREE

10' 3" x 9' 5" (3.12m x 2.87m) uPVC double glazed window to side elevation, double panel radiator, coving to ceiling.

BATHROOM

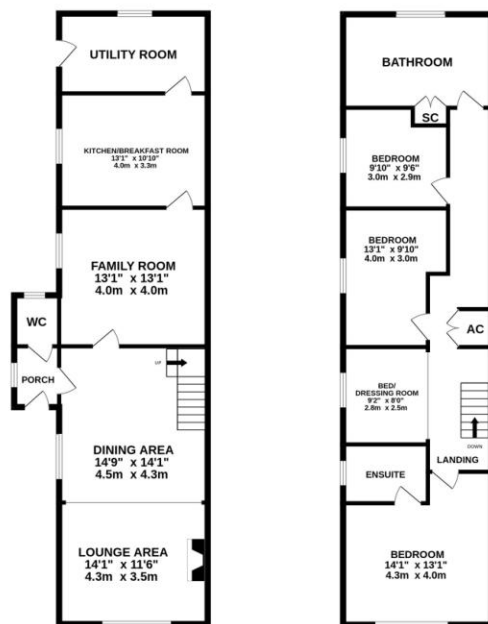
Hugely spacious luxury re-fitted family bathroom, uPVC obscure double glazed window to rear elevation, feature wall mounted heated towel rail, re-fitted luxury five piece white suite comprising low level W.C, two 'His and Hers' wash hand basins with wall mounted mixer taps, large freestanding bath with feature mixer tap and shower attachment over, fully tiled large walk-in shower enclosure with fitted rain shower over, Karndean Herringbone flooring, large built in double doored storage cupboard, sunken spotlighting, access to loft space.





GROUND FLOOR
1158 sq.ft. (107.6 sq.m.) approx.

1ST FLOOR
1010 sq.ft. (93.8 sq.m.) approx.



TOTAL FLOOR AREA : 2168 sq.ft. (201.4 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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EXTERNALLY

FRONT

Enclosed by brick wall with timber gate, mainly laid to shingle with pathway to entrance door, gated access to:

SIDE GARDEN

Mature tree and shrub bed, enclosed by brick wall, concealed paved area for bins, outside tap, pathway leading to:

REAR GARDEN - APPROACHING 100FT IN LENGTH

Secure gated driveway providing off road parking for two vehicles, private rear garden fully enclosed by brick wall and timber fencing, mainly laid to lawn with well established tree and shrub borders, small paved patio area, personnel doors to:

SUMMER HOUSE

13' 6" x 8' 10" (4.11m x 2.69m) Detached timber summer house, double glazed windows to front and side elevations.

DETACHED TWO STOREY OUTBUILDING

Currently separated into two areas:

GYM/STORE ROOM

16' 7" x 11' 2" (5.05m x 3.4m) Dual aspect room, uPVC double glazed windows to both rear and side elevations, uPVC double glazed door to front elevation, wall mounted electric heater, stairs rising to first floor with built in under stairs storage cupboard, sunken spotlighting.

HOME OFFICE

17' 5" x 12' 5" (5.31m x 3.78m) uPVC double glazed window to front elevation, wall mounted electric heater, sunken spotlighting, laminated wood effect flooring, separate Wi-Fi connection, ideal as home office or craft room etc.

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.