



Kennedy & Co.

24 Pyms Way, Sandy

SG19 1BZ

EPC: D

£325,000

- Extended & Improved Three Bedroom Semi-Detached Home
- Entrance Hall
- Generous 16ft Lounge
- Separate 14ft Dining Room
- Excellent Family Room
- Modern Kitchen
- Re-Fitted Modern Cloakroom
- Re-Fitted Modern Bathroom



A wonderful opportunity to purchase this extended and spacious three bedroom semi-detached family home, boasting a spacious 16ft lounge, 14ft dining room and family room, plus off road parking for two cars and a garage, ideally nestled away from the road within a quiet sought after no through road within Sandy.

The property briefly boasts an entrance hallway, spacious 16ft lounge, modern kitchen, separate 14ft dining room, excellent family room, re-fitted modern cloakroom, re-fitted modern family bathroom and three bedrooms.

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

Externally this superb home benefits from a front garden, enclosed side and rear gardens, single garage en-bloc, and off road parking for 2 vehicles.



Early viewings are strongly encouraged.

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

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Stairs rising to first floor, tiled flooring, communicating doors to kitchen and to:

LOUNGE

16' 8" x 10' 8" (5.08m x 3.25m) Two uPVC double glazed windows to front elevation, single panel radiator, sunken spotlighting, door to:



DINING ROOM

14' 5" x 8' 1" (4.39m x 2.46m) uPVC double glazed sliding patio doors to family room, single panel radiator, laminated wood effect flooring, sunken spotlighting, built in under stairs storage cupboard, door to:

KITCHEN

9' 7" x 8' 1" (2.92m x 2.46m) uPVC double glazed window to side elevation, modern fitted kitchen comprising one and a half bowl stainless steel sink/drainage unit with mixer tap over, rolled top work surfaces, range of base units incorporating space for cooker, space for fridge/freezer, space and plumbing for washing machine and space and plumbing for dishwasher, tiled to all splash areas, further range of wall mounted units incorporating built in stainless steel extractor hood, wall mounted gas boiler, tiled flooring, sunken spotlighting, built in pantry cupboard.

FAMILY ROOM

11' 4" x 9' (3.45m x 2.74m) uPVC double glazed window to rear elevation, uPVC double glazed door to rear elevation and double glazed skylight window, double panel radiator, laminated wood effect flooring, door to:

CLOAKROOM

Re-fitted modern two piece suite comprising low level W.C and wash hand basin with mixer tap over set into cupboard unit, laminated wood effect flooring, tiled to half height to all elevations, extractor fan, ideal area for shower cubicle to create a ground floor shower room.

FIRST FLOOR

LANDING

Access to loft space, communicating doors to:

MASTER BEDROOM

11' 5" x 11' 2" (3.48m x 3.4m) uPVC double glazed window to rear elevation, single panel radiator, built in airing cupboard housing hot water cylinder.

BEDROOM TWO

10' 9" x 8' 10" (3.28m x 2.69m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard.

BEDROOM THREE

7' 7" x 7' 5" (2.31m x 2.26m) uPVC double glazed window to front elevation, single panel radiator.

BATHROOM

uPVC obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, re-fitted modern three piece 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 two

elevations, laminated wood effect flooring, sunken spotlighting, extractor fan.

EXTERNALLY

FRONT

Mainly laid to lawn, mature tree and shrub bed, gated access to side leading to:

SIDE GARDEN

Mainly paved with outside tap, open plan design to:

REAR GARDEN

Mainly laid to lawn with paved patio area.

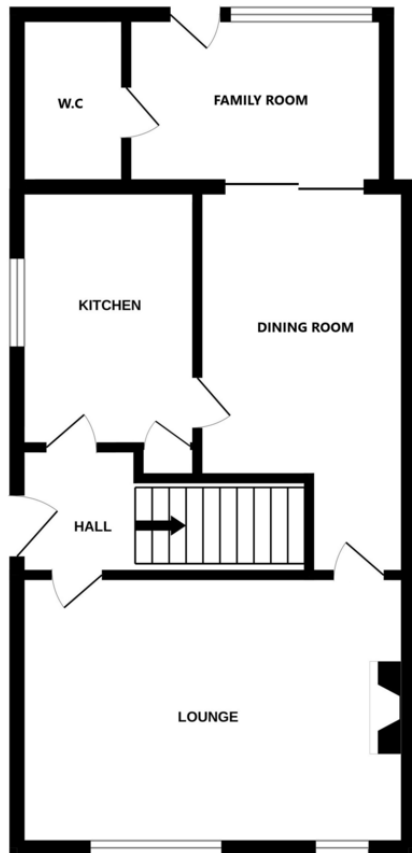
GARAGE

Single garage en-bloc, up and over door.

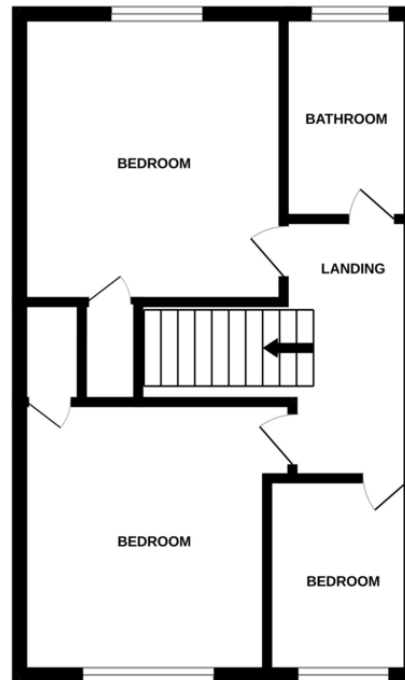
Off road parking for two vehicles in front.



GROUND FLOOR



1ST FLOOR



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.

COUNCIL TAX BAND

Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

T: 01767 692327

E: sandy@kennedystateagents.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.