



Kennedy & Co.

2 Crow Hill, Sandy

SG19 2RZ

EPC: C

£575,000

- Substantial Five Double Bedroom Detached Home
- Generous Entrance Hall With Modern Cloakroom
- Very Spacious 24ft Lounge and Separate Dining Room
- Fantastic 24ft x 20ft Re-Fitted Modern Kitchen/Breakfast/Family Room
- Separate Re-Fitted Modern Utility Room
- Fantastic 24ft Master Bedroom With Dressing Area & Re-Fitted En-Suite
- Generous Guest Bedroom With Modern En-Suite
- Detached Double Garage



A truly excellent opportunity to purchase this very spacious, versatile and much improved five double bedroom detached substantial family home, boasting very generous accommodation over three floors, including a stunning 24ft x 20ft re-fitted open plan luxury kitchen/breakfast/family room with built in appliances and much larger than average 24ft sitting room, offered in brilliant condition throughout situated in a quiet location within an ever popular area of Sandy.

The property briefly boasts a generous reception entrance hallway with modern fitted cloakroom, spacious dining room, fantastic 24ft x 20ft 'L' shaped luxury re-fitted modern kitchen/breakfast/family room, and separate re-fitted matching utility room.

The first floor benefits from a much larger than average 24ft sitting room with bay window, and a superb 24ft master bedroom suite with dressing area and re-fitted modern en-suite shower room.



The second floor offers an excellent guest bedroom with further modern en-suite shower room, three further double bedrooms, and a modern fitted family bathroom.

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

Externally this superb home benefits from an easy maintenance front gardens fully enclosed rear garden, driveway providing off road parking for two vehicles plus further gated secure off road parking for a further four vehicles, and a detached double garage with power and light connected.

Due to high demand, early viewings are strongly encouraged.

PARTICULARS

Replaced composite obscure double glazed entrance door to:



ENTRANCE HALL

Double panel radiator and single panel radiator, stairs rising to first floor, laminated wood effect flooring, sunken spotlighting, coving to ceiling, communicating doors to:

CLOAKROOM

uPVC obscure double glazed window to side elevation, single panel radiator, modern two piece white suite comprising low level W.C and wash hand basin with mixer tap over, tiled to half height to all elevations, tiled flooring.

KITCHEN/BREAKFAST/FAMILY ROOM

24' 5" x 20' 3" (7.44m x 6.1m) 'L' shaped. Dual aspect room, uPVC double glazed windows to both front and rear elevations, plus uPVC double glazed French doors to rear elevation, two double panel radiators, luxury re-fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, solid Quartz work surfaces with integrated drainer, range of soft-close base units incorporating two built in stainless steel ovens, built in five burner stainless steel gas hob, built in dishwasher, built in fridge/freezer, Quartz backdrop to all splash areas, further range of soft-close wall

mounted units with under unit lighting incorporating fitted stainless steel glass curved extractor hood, built in island unit with matching Quartz work surface and breakfast bar, ideal space for table and chairs, sunken spotlighting, vinyl wood effect flooring, open plan to family area with space for large sofa.

DINING ROOM

11' 9" x 9' 6" (3.58m x 2.9m) uPVC double glazed window to front elevation, double panel radiator, laminated wood effect flooring, coving to ceiling.

UTILITY ROOM

8' 2" x 6' 7" (2.49m x 2.01m) uPVC double glazed door to rear elevation, single panel radiator, modern re-fitted matching utility room comprising one bowl stainless steel sink unit with mixer tap over, solid Quartz work surface with integrated drainer, range of base units incorporating space and plumbing for washing machine and space for tumble dryer, replaced wall mounted gas boiler, tiled flooring, extractor fan.

FIRST FLOOR

LANDING

uPVC double glazed window to front elevation, double panel radiator, stairs rising to second floor, built in airing cupboard housing 'Mega-Flo' hot water cylinder, communicating doors to:

SITTING ROOM

24' 6" x 10' 8" (7.47m x 3.25m) Triple aspect room, uPVC double glazed windows to both front and rear elevations plus uPVC double glazed bay window to side elevation, two double panel radiators, coving to ceiling.

MASTER BEDROOM

24' 5" x 9' 6" (7.44m x 2.9m) Dual aspect room, uPVC double glazed windows to front and rear elevations, double panel radiator and single panel radiator, dressing area with three built in double wardrobes, coving to ceiling, door to:

ENSUITE

uPVC obscure double glazed window to rear elevation,

chrome wall mounted heated towel rail, re-fitted three piece modern white suite comprising low level W.C, wash hand basin with mixer tap, fully tiled shower cubicle with fitted shower over, tiled to all splash areas, tiled flooring, extractor fan.

SECOND FLOOR

LANDING

uPVC double glazed window to front elevation, single panel radiator, communicating doors to:

GUEST BEDROOM

12' 0" x 10' 9" (3.66m x 3.28m) uPVC double glazed window to side elevation, single panel radiator, built in double wardrobe, door to:

ENSUITE

uPVC obscure double glazed window to rear elevation, single panel radiator, modern fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over, fully tiled shower cubicle with fitted shower over, tiled to all elevations, vinyl tiled flooring, extractor fan.





TOTAL FLOOR AREA : 2134 sq.ft. (198.2 sq.m.) approx.

OFFICE

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BEDROOM THREE

12' 1" x 9' 8" (3.68m x 2.95m) uPVC double glazed window to rear elevation, single panel radiator, built in double wardrobe.

BEDROOM FOUR

10' x 9' 7" (3.05m x 2.92m) uPVC double glazed window to front elevation, single panel radiator, built in double wardrobe.

BEDROOM FIVE

10' 8" x 7' 4" (3.25m x 2.24m) uPVC double glazed window to front elevation, double panel radiator, access to loft space.

BATHROOM

uPVC obscure double glazed window to rear elevation, single panel radiator, modern fitted 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, built in storage recess, extractor fan.

EXTERNALLY

FRONT

Enclosed by iron railings, mainly laid to shingle with mature trees and shrubs, gated paved pathway to entrance door, mono-block paved driveway providing off road parking for two cars, large double gates to side leading to:

REAR GARDEN

Fully enclosed rear garden, initial paved patio area with outside tap, mainly laid to lawn with two raised shingled shrub beds, open plan design leading to secure mono-block paved off road parking for four vehicles behind large double gates, access to:

DOUBLE GARAGE

Detached double garage, two up and over doors, power & light connected, storage space in roof eaves.

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.