



Kennedy & Co.

43 The Green, Beeston

SG19 1PF

EPC: C

£689,950

- Substantial Four Bedroom Detached Home Sitting On Sought After Beeston Green
- Reception Entrance Hallway
- Study, Boot Room and Re-Fitted Modern Cloakroom
- Very Spacious 20ft x 17ft Sitting Room
- Superb 16ft x 14ft Luxury Re-Fitted Kitchen/Diner
- Re-Fitted Modern Utility Room
- Fantastic 17ft x 15ft Master Bedroom With En-Suite Facilities
- Guest Bedroom With Re-Fitted En-Suite



An incredibly rare opportunity to purchase this extended, very well presented and improved four bedroom detached village home, nestled to the end of the highly desirable and prestigious Beeston Green, on a corner generous plot with large frontage and ample off road parking, plus a delightful generous non-overlooked enclosed rear garden, backing on to established trees.

This wonderful home has been greatly extended to now boast an excellent reception entrance hallway, boot room with re-fitted modern cloakroom, study, fantastic 20ft x 17ft sitting room, superb 16ft x 14ft re-fitted luxury kitchen/diner, and re-fitted modern utility room all occupying the ground floor.

The first floor offers a generous open landing space, excellent 17ft x 15ft master bedroom with en-suite facilities, guest bedroom with further re-fitted en-suite shower room, re-fitted modern family bathroom, two further bedrooms and a superb 15ft x 16ft roof terrace to the front overlooking Beeston Green.



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

Externally this wonderful property offers a generous corner plot with large frontage including a large front garden and driveway providing off road parking for 3-4 vehicles, delightful enclosed non-overlooked generous rear garden with large storage area to side, and remaining garage storage space with power and light connected.

Early viewings are strongly encouraged on this home.

PARTICULARS

Covered storm porch with quarry tiled flooring and composite obscure double glazed entrance door to:

ENTRANCE HALL

Spacious reception entrance hall, double panel radiator, stairs rising to first floor, sunken spotlighting, archway to study plus communicating doors to:



BOOT ROOM

6' 9" x 5' 6" (2.06m x 1.68m) Double panel radiator, vinyl flooring, door to:

CLOAKROOM

Double panel radiator, re-fitted two piece suite comprising low level W.C and wash hand basin with mixer tap over set into cupboard unit, tiled to all splash areas, tiled flooring, sunken spotlighting.

STUDY

9' 6" x 7' 4" (2.9m x 2.24m) uPVC double glazed window to front elevation, double panel radiator, sunken spotlighting.

SITTING ROOM

20' 2" x 17' 3" (6.15m x 5.26m) Dual aspect room, uPVC double glazed windows to both side and rear elevations, uPVC double glazed bi-folding doors to rear elevation, two double panel radiators, built in storage cupboard and built in under stairs storage cupboard, oak double doors to:

KITCHEN/DINER

16' 7" x 14' 9" (5.05m x 4.5m) uPVC double glazed window to rear elevation plus uPVC double glazed door to rear elevation, double panel radiator, re-fitted luxury kitchen comprising solid granite work surfaces, range of base units incorporating 1100mm cooker range, space for America style fridge/freezer, further range of wall mounted units incorporating fitted 1100mm extractor hood, further central island unit with sunken one a half bowl stainless steel sink unit with mixer tap over, solid granite work surfaces with integrated drainer, and built in dishwasher with matching door, tiled flooring, sunken spotlighting, ideal space for table and chairs, archway to:

UTILITY ROOM

8' x 6' 4" (2.44m x 1.93m) Re-fitted modern utility room comprising solid granite work surfaces, range of base units incorporating space and plumbing for washing machine and space for tumble dryer, further range of wall mounted units, tiled flooring, sunken spotlighting, personnel door to garage.

FIRST FLOOR

LANDING

Generous open plan landing space currently used as bar area, uPVC double glazed window to front elevation, uPVC double glazed French doors to roof terrace, laminated wood effect flooring, access to loft space, communicating doors to:

MASTER BEDROOM

17' x 15' 4" (5.18m x 4.67m) Dual aspect room, uPVC double glazed window to rear elevation, uPVC double glazed French doors to roof terrace, two single panel radiators, built in wash hand basin with mixer tap over set into cupboard unit, built in fully tiled shower enclosure with fitted shower over, laminated wood effect flooring, door to:

SEPARATE W.C

Re-fitted low level W.C, laminated wood effect flooring, sunken spotlighting, extractor fan.

GUEST BEDROOM

12' 10" x 10' (3.91m x 3.05m) uPVC double glazed window to front elevation, single panel radiator, built in double wardrobe and built in vanity unit with chests of drawers, door to:

ENSUITE

Re-fitted three piece white suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, fully tiled shower cubicle with fitted shower over, tiled to all elevations, vinyl tiled effect flooring, extractor fan, sunken spotlighting.

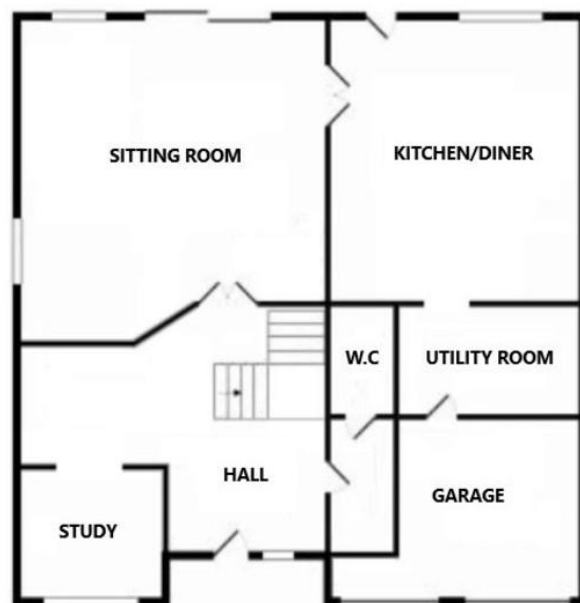
BEDROOM THREE

9' x 8' 9" (2.74m x 2.67m) uPVC double glazed window to rear elevation, single panel radiator, built in range of wardrobes.

BEDROOM FOUR

11' x 8' 3" (3.35m x 2.51m) uPVC double glazed window to rear elevation, single panel radiator.





GROUND FLOOR



FIRST 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 F
TENURE Freehold
LOCAL AUTHORITY Central Bedfordshire Council

BATHROOM

uPVC obscure double glazed window to side elevation, chrome heated towel rail, re-fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap and shower attachment over, tiled to all splash areas, vinyl wood effect flooring, sunken spotlighting.

ROOF TERRACE

16' 1" x 15' 10" (4.9m x 4.83m) Enclosed by iron railings, laid to artificial lawn with shingled border, outside lighting, ideal for relaxing overlooking Beeston Green.

EXTERNALLY

FRONT

Generous laid to lawn area, driveway providing off road parking for 3-4 vehicles with outside power points, paved pathway to entrance door, gated access to side leading to:

REAR GARDEN

Enclosed rear garden, initial paved patio area, generous laid to lawn area with established tree and shrub borders, large storage area to side with timber shed, greenhouse and outside tap.

GARAGE SPACE

Two up and over doors, power and light connected, remaining garage space ideal for storage.

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.