



Kennedy & Co.

19 Kestrel Way, Sandy

SG19 2TG

EPC: TBA

£450,000

- Very Well Presented Four Bedroom Detached Home
- Entrance Hall With Re-Fitted Modern Cloakroom
- Fantastic 28ft x 12ft Open Plan Luxury Re-Fitted Kitchen/Diner
- Spacious 13ft x 13ft Lounge
- Small Utility Room
- Re-Fitted Modern En-Suite To Master
- Re-Fitted Modern Family Bathroom
- Enclosed Well Maintained Rear Garden



An excellent opportunity to purchase this very well presented and improved four bedroom detached modern home, ideally situated within the sought after Fallowfield area of Sandy, boasting a fantastic 28ft x 12ft open plan luxury fitted kitchen/diner and a generous well maintained rear garden and off road parking.

This fine home briefly boasts an entrance hall with re-fitted modern cloakroom, spacious 13ft x 13ft sitting room, superb 28ft x 12ft open plan re-fitted luxury kitchen/diner with separate small utility room, re-fitted modern family bathroom, re-fitted modern en-suite to the master bedroom, and three further bedrooms.

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

Externally this delightful property offers a driveway providing off road parking, front garden, and a generous fully enclosed rear garden.

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

Storm porch with composite obscure double glazed entrance door to:

ENTRANCE HALL

uPVC double glazed window to front elevation, single panel radiator, stairs rising to first floor with storage space beneath, laminated wood effect flooring, sunken spotlighting, communicating doors to:

CLOAKROOM

uPVC obscure double glazed window to side elevation, single panel radiator, modern 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, vinyl tiled effect flooring, sunken spotlighting.

LOUNGE

13' 2" x 13' 1" (4.01m x 3.99m) uPVC double glazed window to front elevation, single panel radiator, built in storage recess, feature electric fireplace with marble hearth and wooden surround, coving to ceiling, double doors to:

KITCHEN/DINER

28' 1" x 12' 8" (8.56m x 3.86m) Fantastic open plan living space, uPVC double glazed windows to both front rear elevations plus uPVC double glazed door to rear elevation, two double panel radiators and single panel radiator, re-fitted luxury kitchen comprising one

and a half bowl composite sink unit with mixer tap over, solid Quartz work surfaces with integrated drainer, range of soft-close base units incorporating built in dishwasher, space for American style fridge/freezer, two built in ovens, built in five burner induction hob, built in wine cooler, further range of soft-close wall mounted units, ideal area for table and chairs, vinyl tiled effect flooring, sunken spotlighting, door to:

UTILITY ROOM

uPVC double glazed door to rear elevation, space and plumbing for washing machine, space for fridge/freezer, vinyl flooring, extractor fan.

FIRST FLOOR - LANDING

uPVC double glazed window to side elevation, built in storage cupboard and built in airing cupboard housing hot water cylinder, access to loft space, communicating doors to:

MASTER BEDROOM

10' 10" x 10' 7" (3.3m x 3.23m) uPVC double glazed window to front elevation, single panel radiator, built in double wardrobe, door to:

ENSUITE

uPVC obscure double glazed window to side elevation, chrome wall mounted heated towel rail, re-fitted modern three piece 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 splash areas, vinyl wood effect flooring, sunken spotlighting, extractor fan.

BEDROOM TWO

10' 6" x 10' 1" (3.2m x 3.07m) uPVC double glazed window to rear elevation, single panel radiator, built in storage recess with hanging rail.

BEDROOM THREE

9' 6" x 8' 9" (2.9m x 2.67m) (L-Shaped) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard over stairs.

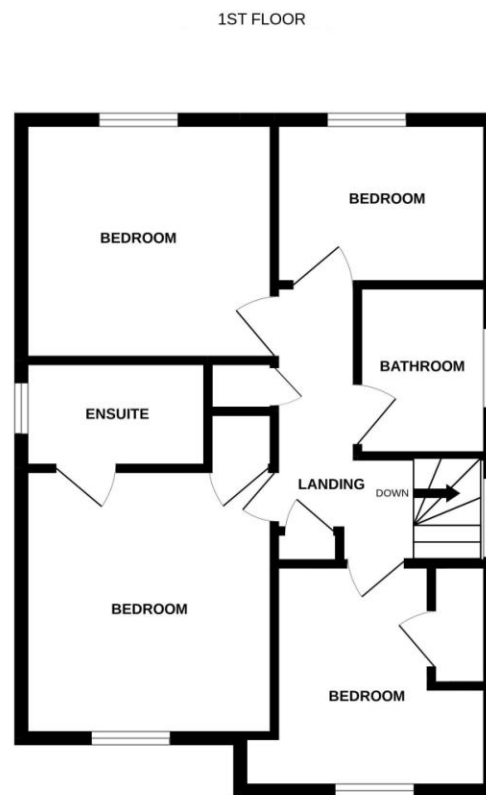
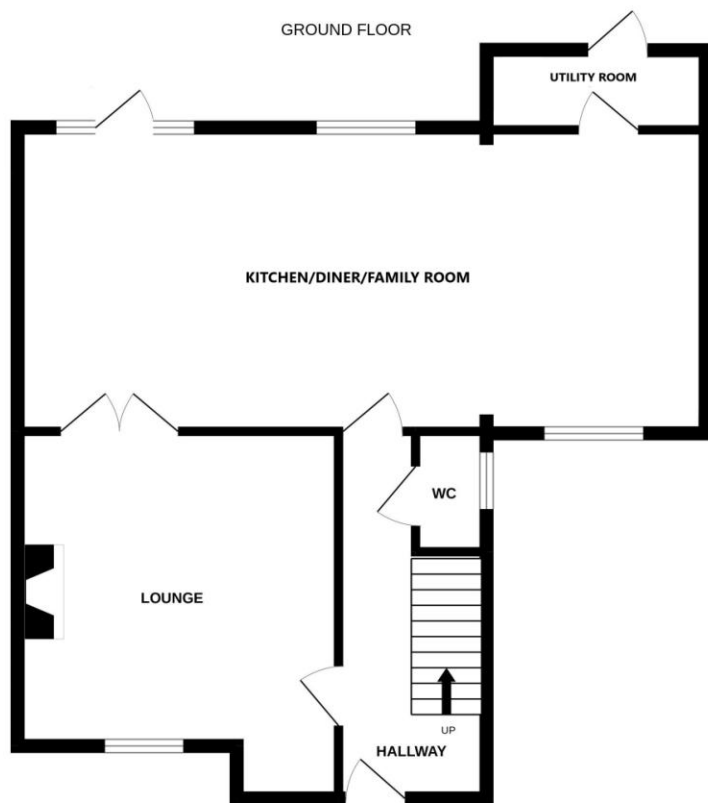
BEDROOM FOUR

8' 9" x 6' 10" (2.67m x 2.08m) uPVC double glazed window to rear elevation, single panel radiator.

BATHROOM

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





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.

EXTERNALLY

FRONT

Mono-block paved driveway providing off road parking, laid to shingle area with established trees and shrubs, paved pathway to entrance door, gated access to rear leading to:

REAR GARDEN

Fully enclosed rear garden, initial paved patio area with outside tap, mainly laid to lawn with established tree and shrub borders, further paved patio seating area to rear, timber shed.

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

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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.