



Kennedy & Co.

31 Jubilee Close, Sandy

SG19 1RR

EPC: B

£345,000

- Three Bedroom Modern Town House
- Entrance Hall
- Re-Fitted Modern Cloakroom
- Generous 14ft Modern Kitchen/Breakfast Room
- Spacious 15ft x 13ft Lounge
- Very Generous 15ft Guest Bedroom
- Modern Family Bathroom
- Allocated Off Road Parking For 2 Cars



A superb opportunity to purchase this immaculately presented and very spacious three bedroom modern town house constructed in 2015, benefitting from a generous 14ft modern kitchen/breakfast room and spacious 16ft x 13ft lounge, situated in a very quiet cul-de-sac location with off road parking for 2 cars and single garage.

This fine home briefly boasts an entrance hall with re-fitted modern cloakroom, generous 14ft modern kitchen/breakfast room, spacious 16ft x 13ft lounge, modern first floor family bathroom, very generous 15ft guest bedroom, and master bedroom occupying the entirety of the top floor.

The property also benefits from uPVC double glazing throughout, gas to radiator central heating with combination boiler, solar panelling on the roof and remaining NHBC guarantee.

Externally this property offers a small front garden, allocated off road parking for two vehicles, single garage, and fully enclosed rear garden.

This excellent home must be viewed early to avoid disappointment.

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

Entrance canopy with composite obscure double glazed entrance door to:

ENTRANCE HALL

uPVC double glazed window to front elevation with fitted blind, double panel radiator, stairs rising to first floor with storage space beneath, built in storage cupboard, solid oak wooden flooring with inset coir entrance mat, communicating doors to:

CLOAKROOM

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

KITCHEN/BREAKFAST ROOM

14' 8" x 9' 1" (4.47m x 2.77m) uPVC double glazed window to front elevation with fitted blind, double panel radiator, modern fitted kitchen comprising one and a half bowl stainless steel sink drainer unit with mixer taps over, wood effect work surfaces, range of base

units incorporating built in stainless steel oven, built in stainless steel 4 burner gas hob over, built in dishwasher with matching door, space and plumbing for washing machine, space for fridge/freezer, tiled to all splash areas, further range of wall mounted units incorporating fitted stainless steel extractor hood and hidden gas combination boiler, tiled flooring, sunken spotlighting.

LOUNGE

16' 2" x 13' 2" (4.93m x 4.01m) uPVC double glazed window to rear elevation with fitted blind, and uPVC double glazed French doors to rear elevation, two double panel radiators.

FIRST FLOOR

LANDING

uPVC double glazed window to front elevation with fitted blind, single panel radiator, stairs rising to second floor, built in storage cupboard, communicating doors to:

BEDROOM TWO

15' 7" x 8' 7" (4.75m x 2.62m) uPVC double glazed window to rear elevation, single panel radiator.

BEDROOM THREE

10' 8" x 7' 4" (3.25m x 2.24m) uPVC double glazed window to rear elevation, single panel radiator.

BATHROOM

uPVC double glazed obscure window to front elevation with fitted blind, double 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 shower attachment over, tiled to all splash areas, extractor fan, laminated wood effect flooring, extractor fan.

SECOND FLOOR

LANDING

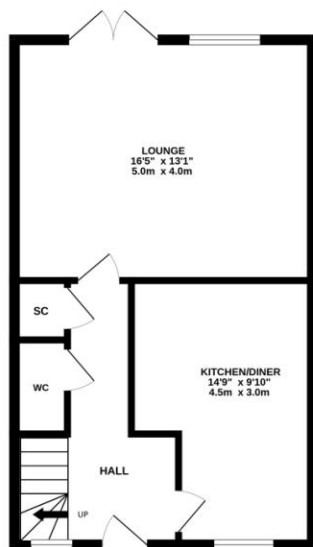
Single panel radiator, door to:

MASTER BEDROOM

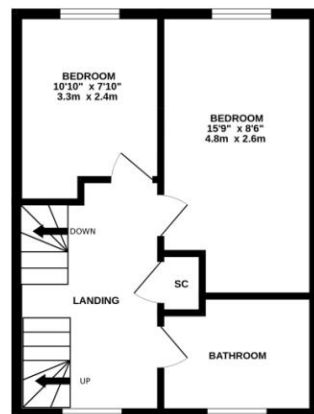
12' 3" x 11' 1" (3.73m x 3.38m) uPVC double glazed window to rear elevation with fitted blind, two double panel radiators, built in double wardrobe, large storage recess, access to loft space.



GROUND FLOOR
467 sq.ft. (43.4 sq.m.) approx.



1ST FLOOR
370 sq.ft. (34.3 sq.m.) approx.



2ND FLOOR
217 sq.ft. (20.1 sq.m.) approx.



TOTAL FLOOR AREA : 1053 sq.ft. (97.8 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

Front garden with lavender, paved pathway to entrance door, allocated off road parking for two cars, access to:

GARAGE

Up and over door.

REAR GARDEN

Fully enclosed rear garden, initial paved patio area, mainly laid to lawn with tree and shrub borders, timber shed, gated access to rear.

AGENTS NOTE

There is a maintenance charge on this property of approximately £400pa.

COUNCIL TAX BAND Tax band D

TENURE Freehold

LOCAL AUTHORITY Central Bedfordshire Council

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17 Market Square
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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.