



Kennedy & Co.

12 Starling Close, Sandy

SG19 2TQ

EPC: C

£385,000

- Hugely Improved Four Bedroom Semi-Detached Home
- Immaculately Presented Throughout
- Entrance Hall With Modern Cloakroom
- Re-Fitted Luxury Kitchen With Granite Work Surfaces
- Very Spacious 18ft x 14ft Lounge/Diner
- Re-Fitted Modern Family Bathroom
- Spacious 16ft Master Bedroom With Re-Fitted Modern En-Suite
- Landscaped Fully Enclosed Rear Garden



A wonderful opportunity to purchase this hugely improved and truly immaculately presented four bedroom semi-detached modern family home, which has undergone many improvements in recent years, boasting a generous 18ft x 14ft lounge/diner and luxury re-fitted modern kitchen, plus a landscaped very well maintained rear garden, nestled in a very quiet location to the end of small cul-de-sac in Sandy.

This fantastic home benefits from an entrance hallway with modern cloakroom, very spacious 18ft x 14ft lounge/diner, luxury re-fitted modern kitchen with granite work surfaces, re-fitted modern family bathroom, superb 16ft master bedroom with re-fitted modern en-suite shower room, and three further bedrooms with two good sized doubles.

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

Externally this fine home offers a mono-block paved driveway providing off road parking for two vehicles, single garage with power and light connected, and a fully enclosed very well maintained landscaped rear garden.

Early viewings on this fantastic property are strongly recommended.

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

Composite obscure double glazed entrance door to:

ENTRANCE HALL

Single panel radiator, laminated wood effect flooring, stairs rising to first floor, communicating doors to:

CLOAKROOM

uPVC obscure double glazed window to front elevation, single panel radiator, modern fitted two piece suite comprising low level W.C and wash hand basin, tiled to all splash areas, vinyl tiled effect flooring.

KITCHEN

9' x 7' 10" (2.74m x 2.39m) uPVC double glazed window to front elevation, single panel radiator, re-fitted luxury kitchen comprising one bowl stainless steel sink unit with mixer tap over, solid granite work surfaces with integrated drainer, range of soft-close base units incorporating space and plumbing for washing machine, space and plumbing for dishwasher, stainless steel 900mm cooker range, built in fridge/freezer with matching doors, tiled to all splash

areas, further range of soft-close wall mounted units incorporating stainless steel glass curved extractor hood and hidden replaced wall mounted gas boiler, vinyl tiled effect flooring.

LOUNGE/DINER

18' 2" x 14' 8" (5.54m x 4.47m) uPVC double glazed French doors to rear elevation, single panel radiator and double panel radiator, laminated wood effect flooring, built in under stairs storage cupboard, coving to ceiling.

FIRST FLOOR - LANDING

Stairs rising to second floor, communicating doors to:

BEDROOM TWO

12' 5" x 8' 8" (3.78m x 2.64m) uPVC double glazed window to rear elevation, single panel radiator, built in sliding wardrobes.

BEDROOM THREE

12' 9" x 7' 5" (3.89m x 2.26m) uPVC double glazed window to front elevation, single panel radiator.

BEDROOM FOUR

8' x 6' 10" (2.44m x 2.08m) uPVC double glazed window to front elevation, single panel radiator.

BATHROOM

uPVC obscure double glazed window to rear elevation, 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 shower attachment over, tiled to all splash areas, vinyl tiled effect flooring, sunken spotlighting, extractor fan.

SECOND FLOOR - LANDING

Double glazed Velux window, sunken spotlighting door to:

MASTER BEDROOM

16' 6" x 9' 9" (5.03m x 2.97m) (sloping ceilings) Three double glazed Velux windows, double panel radiator, built in storage cupboards in roof eaves, sunken spotlighting, door to:

ENSUITE

Double glazed Velux window, wall mounted heated towel rail, re-fitted modern three piece suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, fully tiled shower cubicle with fitted shower over, tiled to all elevations, tiled flooring, sunken spotlighting, extractor fan.





Whilst every attempt has been made to ensure the accuracy of the floor plan 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

Mainly laid to mono-block paving with shingled area and established tree, gated access to side leading to rear garden, outside tap, mono-block paved driveway for two vehicles leading to:

GARAGE

Up and over door, power and light connected, storage space in roof eaves.

REAR GARDEN

Fully enclosed very well maintained landscaped rear garden, generous initial paved patio area with gated access to laid to lawn area with tree and shrub borders.

COUNCIL TAX BAND Tax band D

TENURE Freehold

LOCAL AUTHORITY Central Bedfordshire Council

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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