



# Kennedy & Co.

Berwick Way, Sandy

SG19 1TR

EPC: D

£325,000

- Very Well Presented Three Bedroom Semi-Detached Modern Home
- **No Upward Chain!**
- Spacious 14ft Lounge
- Open Plan Dining Room
- Re-Fitted Modern Kitchen
- uPVC Double Glazed Conservatory
- Re-Fitted Modern Family Bathroom
- Re-Fitted Modern En-Suite To Master Bedroom



**A superb opportunity to acquire this very well presented three bedroom semi-detached modern home, offered with no upward chain and boasting a uPVC double glazed conservatory, re-fitted kitchen and re-fitted en-suite, ideally located in a sought after quiet no through road within a short walk of the town centre.**

**This family home briefly boasts an entrance hall, generous 14ft lounge, open plan design dining room, re-fitted modern kitchen, uPVC double glazed brick based conservatory, re-fitted family bathroom and three bedrooms with re-fitted modern en-suite to the master.**

**Other benefits include no upward chain, uPVC double glazing throughout and gas to radiator central heating.**

**Externally the property offers a driveway providing off road parking for one, plus further shingled off road vehicle storage, fully enclosed rear garden, and single garage with power and light connected.**

**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 double glazed entrance door to:

#### **ENTRANCE HALL**

Single panel radiator, door to:

#### **LOUNGE**

141' 5" x 10' 6" (43.1m x 3.2m) uPVC double glazed window to front elevation, double panel radiator and single panel radiator, luxury laminated wood effect flooring, coving to ceiling, stairs rising to first floor, open plan archway to:

#### **DINING ROOM**

9' 1" x 8' (2.77m x 2.44m) Open plan design, single panel radiator, luxury laminated wood effect flooring, coving to ceiling, door to kitchen plus uPVC double glazed sliding patio doors to:

#### **CONSERVATORY**

11' 8" x 7' 6" (3.56m x 2.29m) uPVC double glazed brick based conservatory, sliding door to garden, power and light points, tiled flooring.

## KITCHEN

9' 2" x 7' 8" (2.79m x 2.34m) uPVC double glazed window to rear elevation, re-fitted modern kitchen comprising one and a half bowl stainless steel sink/drainer unit with mixer tap over, rolled top work surfaces, range of base units incorporating built in stainless steel oven, built in four burner electric hob over, built in dishwasher with matching door, space for fridge/freezer, space and plumbing for washing machine, tiled to all splash areas, further range of wall mounted units incorporating fitted stainless steel glass curved extractor hood, hidden wall mounted gas boiler, tiled flooring.

## FIRST FLOOR

### LANDING

Access to loft space, built in airing cupboard housing hot water cylinder, communicating doors to:

### MASTER BEDROOM

12' 4" x 8' 6" (3.76m x 2.59m) uPVC double glazed window to front elevation, single panel radiator, built in mirrored floor to ceiling wardrobes, door to:

### ENSUITE

uPVC obscure double glazed window to front elevation, single panel radiator, re-fitted modern three piece suite comprising low level W.C, wash hand basin with mixer tap over, fully tiled shower enclosure with fitted rain shower over, tiled to all splash areas, vinyl tiled effect flooring, extractor fan.

### BEDROOM TWO

10' 9" x 8' 1" (3.28m x 2.46m) uPVC double glazed window to rear elevation, single panel radiator.

### BEDROOM THREE

8' x 7' 10" (2.44m x 2.39m) uPVC double glazed window to rear elevation, single panel radiator.

## BATHROOM

uPVC obscure double glazed window to side elevation, single panel radiator, re-fitted 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 plus shower attachment over, tiled to all elevations, vinyl flooring, extractor fan.

## EXTERNALLY

### FRONT

Small garden laid to shingle, driveway providing off road parking for one car plus shingled area providing further off road parking or vehicle storage, paved pathway to side with gated access leading to:

### REAR GARDEN

Fully enclosed rear garden, initial paved patio area with outside tap, mainly laid to lawn with timber shed.



GROUND FLOOR

1ST FLOOR



#### GARAGE

Single garage, up and over door, power and light connected.

#### COUNCIL TAX BAND

Tax band C

#### TENURE

Freehold

#### LOCAL AUTHORITY

Central Bedfordshire Council

#### OFFICE

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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 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