



Kennedy & Co.

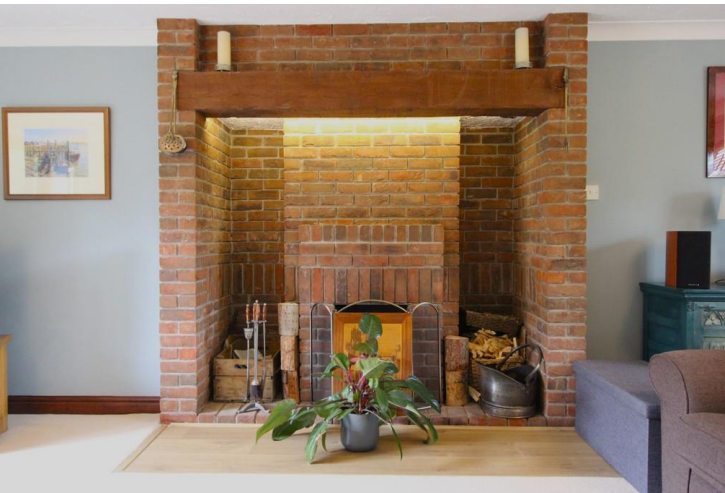
2 Kestrel Way, Sandy

SG19 2TE

EPC: B

£650,000

- Four Double Bedroom Substantial Detached Residence
- Superb 14ft Reception Hallway With Cloakroom
- Excellent 22ft x 13ft Sitting Room With Inglenook Fireplace
- 14ft Dining Room and Separate Study
- Modern 14ft Kitchen & Separate Utility Room
- Fantastic 15ft x 14ft Master Bedroom With Dressing Area & Large Re-Fitted En-Suite
- Guest Bedroom With Further En-Suite
- Detached Double Garage



A very rare and unique opportunity to purchase this very well presented and hugely spacious four double bedroom substantial detached residence, built by Twigden Homes to their 'Oak' design, boasting large versatile accommodation with a detached double garage, situated on a generous corner plot with ample off road parking.

This fine property itself boasts versatile ground floor accommodation including a spacious 14ft reception hallway with cloakroom, study, generous 22ft x 13ft sitting room with delightful brick built inglenook fireplace, 14ft dining room, and modern fitted 14ft kitchen with separate utility room.

The first floor boasts a very spacious 15ft x 14ft master bedroom suite with dressing area and a much larger than average re-fitted modern en-suite shower room, guest bedroom with further en-suite shower room, two further double bedrooms and three piece family bathroom.

Other benefits include uPVC double glazing throughout, gas to radiator central heating with replaced boiler, and extensive solar panelling on the roof with an expandable 7.2kw battery, providing huge energy saving and reduced bills.

Externally this superb family home benefits from a large mono-block paved driving providing ample off road parking for up to six vehicles, 17ft x 16ft detached double garage with power & light connected, and a generous fully enclosed well established rear garden.

Early viewings are strongly advised to appreciate this exclusive home.

PARTICULARS

Entrance canopy with composite entrance door to:

RECEPTION HALL

14' 8" x 9' 7" (4.47m x 2.92m) Very generous entrance hall, two uPVC double glazed windows to front elevation, single

panel radiator, inset entrance mat, dog leg stair case rising to first floor with built in storage cupboard beneath, coving to ceiling, communicating doors to:

CLOAKROOM

uPVC obscure double glazed window to side elevation, single panel radiator, fitted two piece white suite comprising of low level W.C and wash hand basin, tiling to all splash areas, tiled flooring.

STUDY

10' x 9' (3.05m x 2.74m) uPVC double glazed windows to both front and side elevations, double panel radiator, coving to ceiling.

LOUNGE

22' 5" x 13' 8" (6.83m x 4.17m) Dual aspect room, uPVC double glazed window to front elevation and uPVC double glazed sliding patio doors to rear elevation, two double panel radiators, handsome and impressive feature brick built inglenook fireplace with open fire, timber mantle and hidden lighting, coving to ceiling.

DINING ROOM

14' 5" x 11' 6" (4.39m x 3.51m) Triple aspect room with uPVC double glazed windows to both side elevations and rear elevation, uPVC double glazed door to garden, two single panel radiators, solid oak flooring, coving to ceiling.

KITCHEN

14' 4" x 8' 8" (4.37m x 2.64m) uPVC double glazed window to rear elevation, modern fitted kitchen comprising one and a half bowl composite sink drainer unit with mixer taps over, fitted work surfaces, range of base units incorporating built in stainless steel double oven, built in stainless steel microwave oven, built in four burner gas hob, space and plumbing for dishwasher, tiled to all splash areas, further range of matching wall mounted units incorporating fitted extractor hood, under unit lighting, tiled flooring, door to:

UTILITY ROOM

6' 9" x 6' 3" (2.06m x 1.91m) uPVC double glazed door to side elevation, fitted utility room comprising of one bowl stainless steel sink/drainer unit, fitted work surfaces,

matching base units incorporating space and plumbing for washing machine and space for fridge, tiled to all splash areas, further range of wall units, replaced wall mounted gas boiler, continued tiled flooring.

FIRST FLOOR

LANDING

uPVC double glazed window to front elevation, single panel radiator, built in large airing cupboard housing hot water cylinder, access to loft space, coving to ceiling, communicating doors to:

MASTER BEDROOM

15' 7" x 14' (4.75m x 4.27m) Entered via a dressing area with two double wardrobes and two single wardrobes, uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling, door to:

ENSUITE

11' 5" x 6' 7" (3.48m x 2.01m) Much larger than average ensuite, uPVC double glazed obscure window to front

elevation, chrome wall mounted heated towel rail, re-fitted modern four piece white suite comprising low level W.C, two 'His and Hers' wash hand basins with mixer taps over set into cupboard units, large fully tiled shower enclosure with fitted rain shower over and separate drying area, tiled to all elevations, feature tiled flooring, extractor fan, sunken spotlighting.

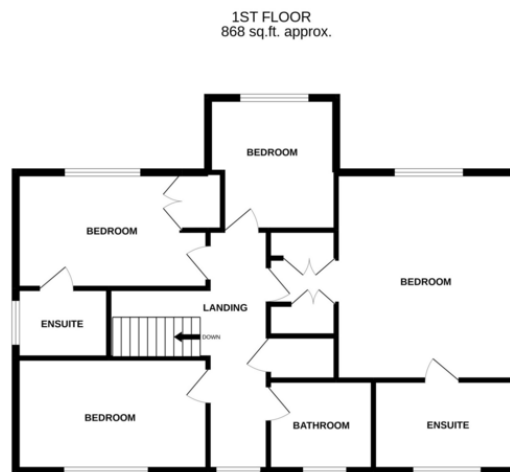
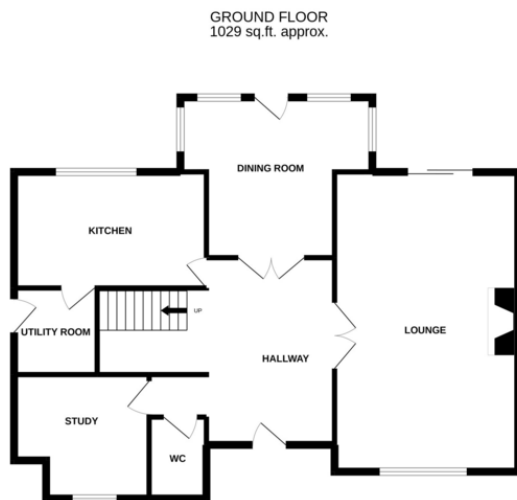
BEDROOM TWO

12' 8" x 9' (3.86m x 2.74m) uPVC double glazed window to rear elevation, single panel radiator, built in double wardrobe and single wardrobe, coving to ceiling, door to:

ENSUITE

uPVC double glazed obscure window to side elevation, single panel radiator and heated towel rail, modern fitted three piece white suite comprising low level W.C, wash hand basin, fully tiled shower cubicle with fitted shower over and step to tiled drying area, tiled to all splash areas, tiled flooring, extractor fan.





TOTAL FLOOR AREA : 1898 sq.ft. 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.

COUNCIL TAX BAND Tax band F
TENURE Freehold
LOCAL AUTHORITY Central Bedfordshire Council

BEDROOM THREE

14' x 7' 10" (4.27m x 2.39m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling.

BEDROOM FOUR

10' x 9' 6" (3.05m x 2.9m) uPVC double glazed windows to rear elevation and both side elevations, single panel radiator, coving to ceiling.

BATHROOM

uPVC obscure double glazed window to front elevation, single panel radiator, modern fitted three piece white suite comprising of low level W.C, wash hand basin set into cupboard unit, panelled bath with mixer taps over plus shower attachment over, fully tiled to all splash areas, tiled flooring, extractor fan.

EXTERNALLY

FRONT GARDEN

Large mono-block paved driveway providing ample off road parking for up to six vehicles, front garden laid to lawn with mature tree and shrub beds, mono-block paved pathway to entrance door, further paved pathway to side access gate leading to:

REAR GARDEN

Generous fully enclosed and well established rear garden, initial extensive Indian sandstone paved patio area with outside tap, mainly laid to lawn with established tree and shrub borders, hidden timber shed.

DOUBLE GARAGE

17' x 16' (5.18m x 4.88m) Detached double garage, two up and over doors, power and light connected plus electric wall mounted heaters, storage space in roof eaves.

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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 are 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