



Kennedy & Co.

Goldfinch Drive, Sandy

SG19 2SA

EPC: C

O.I.E.O £325,000

- Immaculately Presented Three Bedroom Modern Home
- **No Upward Chain!**
- Entrance Hall With Re-Fitted Cloakroom
- Modern Fitted Kitchen
- 13ft x 13ft Lounge
- Open Plan Dining Room
- Modern Family Bathroom
- Modern En-Suite To Master Bedroom
- Enclosed Rear Garden



A superb and rare opportunity to purchase this surprisingly spacious three bedroom modern home, which has been recently improved and is presented in immaculate condition throughout with no upward chain, boasting generous accommodation and off road parking for 2 cars, situated in a sought after location within Sandy.

This spacious home briefly boasts an entrance hallway with re-fitted modern cloakroom, generous 13ft x 13ft lounge with open plan dining room, modern fitted kitchen, modern fitted family bathroom and modern fitted en-suite to master bedroom, plus two further bedrooms.

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

Externally this home benefits from private off road parking for two vehicles, and a well maintained fully enclosed rear garden.

Offered with no upward chain, early viewings are strongly encouraged.

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, luxury vinyl wood effect flooring, stairs rising to first floor, communicating doors to:

CLOAKROOM

uPVC obscure double glazed window to side elevation, single panel radiator, re-fitted two piece suite comprising low level W.C and wash hand basin, tiled to half height to all elevations, continued luxury vinyl wood effect flooring.

LOUNGE

13' 9" x 13' 4" (4.19m x 4.06m) uPVC double glazed French doors to rear elevation, two double panel radiators, built in under stairs storage cupboard, open plan design to:

DINING ROOM

9' 3" x 8' 10" (2.82m x 2.69m) uPVC double glazed window to rear elevation, single panel radiator, door to:

KITCHEN

9' 2" x 7' 10" (2.79m x 2.39m) uPVC double glazed window to front elevation, electric fan heater, modern fitted kitchen comprising one and a half bowl stainless steel sink/drainer unit with mixer tap over, fitted work surfaces, range of base units incorporating built in stainless steel oven with built in stainless steel four burner gas hob over, space and plumbing for washing machine, space and plumbing for dishwasher, space for fridge/freezer, tiled to all splash areas, further range of wall mounted units incorporating built in extractor hood and hidden wall mounted gas boiler, vinyl wood effect flooring.

FIRST FLOOR - LANDING

uPVC double glazed window to front elevation, single panel radiator, access to loft space, built in airing cupboard housing Mega-Flo hot water system, communicating doors to:

MASTER BEDROOM

11' 5" x 10' (3.48m x 3.05m) uPVC double glazed window to rear elevation, single panel radiator, built in double and single wardrobe, door to:

ENSUITE

uPVC obscure double glazed window to side elevation, single panel radiator, modern fitted three piece suite comprising low level W.C, wash hand basin, fully tiled double shower cubicle with fitted shower over, tiled to all elevations, vinyl wood effect flooring, extractor fan, sunken spotlighting.

BEDROOM TWO

9' 6" x 9' 4" (2.9m x 2.84m) uPVC double glazed window to rear elevation, single panel radiator.

BEDROOM THREE

7' 6" x 6' 3" (2.29m x 1.91m) uPVC double glazed window to front elevation, single panel radiator.

BATHROOM

uPVC obscure double glazed window to side elevation, single panel radiator, modern fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap and fitted shower attachment over, tiled to all splash areas, vinyl wood effect flooring, extractor fan.

EXTERNALLY

FRONT

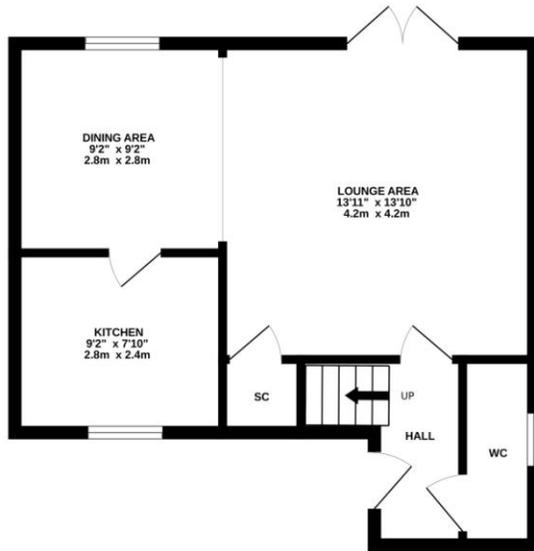
Small area laid to shingle, paved pathway to entrance door.

REAR GARDEN

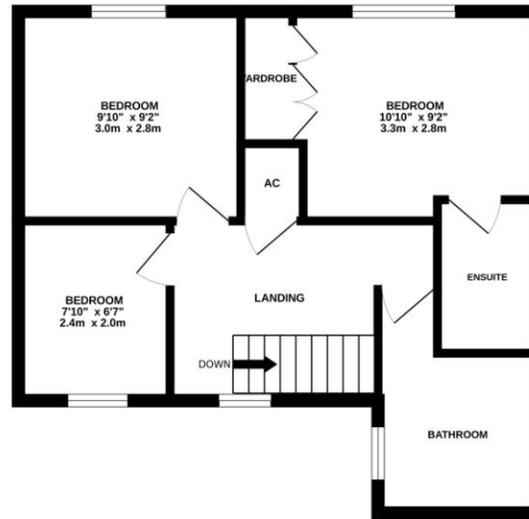
Fully enclosed well maintained rear garden, generous initial paved patio area with outside lighting and power points, raised laid to lawn area with timber decking seating area to rear, timber shed, gated access to side leading to:



GROUND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



1ST FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 858 sq.ft. (79.7 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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PARKING

Private parking for two vehicles with outside tap.

COUNCIL TAX BAND

Tax band C

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