





Kennedy & Co.

22 Bickerdikes Gardens, Sandy

SG19 1UX

EPC: C

£585,000

- Fantastic Four/Five Double Bedroom Substantial Detached Residence With No Chain
- Entrance Hall With Cloakroom
- Generous 22ft Bay Fronted Sitting Room
- Separate 14ft Dining Room
- Excellent Re-Fitted Modern Kitchen/Breakfast Room
- Utility Room and Study/Bedroom 5
- Re-Fitted Modern Family Bathroom
- 14ft Master Bedroom With En-Suite







A rare and unique opportunity to purchase this very well presented and hugely spacious four/five double bedroom substantial detached residence, nestled to the end of a very quiet highly sought cul-de-sac location in Sandy, boasting no upward chain, large and versatile accommodation with a double garage with power and light connected, situated on a generous plot with enclosed rear garden and off road parking for 2 cars.

This fine property itself boasts versatile ground floor accommodation including a reception hallway with cloakroom, study/bedroom five, generous 22ft bay fronted sitting room, separate 14ft dining room, and re-fitted modern kitchen/breakfast room with a separate utility room.

The first floor boasts a large galleried landing space, spacious 14ft master bedroom with en-suite, three further double bedrooms, and a re-fitted modern family bathroom.

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

Externally this superb family home benefits from a front garden with driveway providing off road parking for two vehicles, 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

Timber double glazed entrance door to:

ENTRANCE HALL

Two uPVC double glazed stained windows to front elevation, single panel radiator, stairs rising to first floor with built in under stairs storage cupboard, coving to ceiling, communicating doors to:

CLOAKROOM

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

STUDY/BEDROOM FIVE

13' x 9' 9" (3.96m x 2.97m) uPVC double glazed window to side elevation, double panel radiator, fully tiled shower cubicle with fitted shower over, vinyl tiled effect flooring, coving to ceiling.

LOUNGE

22' 10" x 11' 4" (6.96m x 3.45m) Triple aspect room, uPVC double glazed bay window to front elevation, two uPVC double glazed windows to side elevation and uPVC double glazed French doors to rear elevation, two double panel radiators, feature electric fireplace with wooden surround, coving to ceiling, double doors to:

DINING ROOM
14' 2" x 10' 7" (4.32m x 3.23m) uPVC double glazed window to rear elevation, double panel radiator, coving to ceiling, door to:

KITCHEN/BREAKFAST ROOM
13' 8" x 12' 9" (4.17m x 3.89m) uPVC double glazed window to rear elevation and uPVC double glazed door to rear elevation, double panel radiator, re-fitted modern kitchen comprising one and a half bowl composite sink/drainer unit with mixer tap over, solid Quartz work surfaces, range of fitted base units incorporating built in double oven, built in five burner gas hob, built in fridge/freezer, built in dishwasher and further built in freezer all with matching doors, further range of wall mounted units incorporating fitted extractor hood, central island unit with matching worksurface and breakfast bar area, laminated tiled effect flooring, sunken spotlighting, door to:

UTILITY ROOM
9' 4" x 5' 3" (2.84m x 1.6m) Timber double glazed door to side elevation, single panel radiator, fitted utility room comprising one bowl stainless steel sink/drainer unit, range of base units incorporating space and plumbing for washing machine and space for tumble dryer, tiled to all splash areas, further range of wall mounted units incorporating wall mounted gas boiler, tiled flooring.

FIRST FLOOR

LANDING
Spacious galleried landing, uPVC double glazed window to front elevation, single panel radiator, built in airing cupboard housing hot water cylinder, communicating doors to:

MASTER BEDROOM
14' 9" x 11' 1" (4.5m x 3.38m) uPVC double glazed window to rear elevation, single panel radiator, built in double wardrobe, coving to ceiling, door to:

ENSUITE
uPVC obscure double glazed window to side elevation, chrome wall mounted heated towel rail, fitted three piece suite comprising low level W.C, wash hand basin and fully tiled shower cubicle with fitted shower over, tiled to all splash areas, vinyl flooring, extractor fan.

BEDROOM TWO
14' 3" x 11' 5" (4.34m x 3.48m) uPVC double glazed window to rear elevation, single panel radiator.

BEDROOM THREE
11' 4" x 11' 2" (3.45m x 3.4m) uPVC double glazed window to front elevation, single panel radiator.

BEDROOM FOUR
11' 5" x 9' 7" (3.48m x 2.92m) uPVC double glazed window to rear elevation, single panel radiator.

BATHROOM
uPVC obscure double glazed window to front elevation, chrome wall mounted heated towel rail, re-fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap over and fitted shower over, tiled to all elevations, tiled flooring, extractor fan.



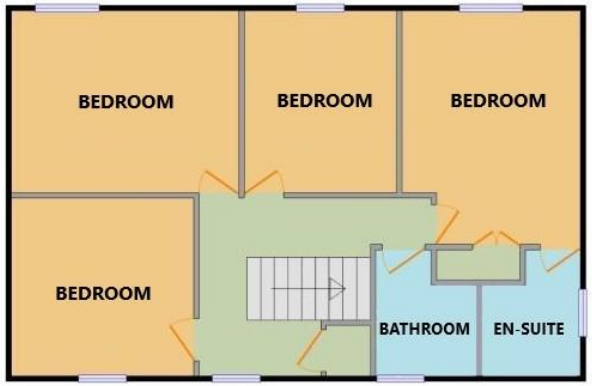




Ground Floor



First Floor



EXTERNALLY

FRONT

Small front garden laid to lawn with shingled borders, mono-block driveway providing off road parking for two vehicles, gated access to side leading to:

REAR GARDEN

Fully enclosed generous rear garden, initial extensive paved patio area with outside tap, mainly laid to lawn with established tree and shrub borders, timber shed, paved pathway to side with personnel door to:

DOUBLE GARAGE

Two up and over doors, window to rear elevation, power and light connected, storage space in roof eaves.

COUNCIL TAX BAND **Tax band F**

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 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