



Kennedy & Co.

Merlin Drive, Sandy

SG19 2UN

EPC: TBA

£635,000

- Four Double Bedroom Substantial Detached Residence
- Superb 14ft Reception Hallway With Cloakroom
- Excellent 22ft x 13ft Sitting Room With Inglebrook 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 Re-Fitted 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 plot with ample off road parking.

This fine property 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 re-fitted modern en-suite shower room, two further double bedrooms and three piece family bathroom.

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

Externally this superb family home benefits from a large driveway providing ample off road parking for 3-4 vehicles, detached double garage with power & light connected, generous front garden and a fully enclosed established rear garden.

Early viewings are strongly advised to appreciate this exclusive home.

PARTICULARS

Entrance canopy with composite entrance door to:

RECEPTION HALL

14' 3" x 9' 7" (4.34m x 2.92m) Very generous entrance hall, two uPVC double glazed windows to front elevation, single panel radiator, 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

9' 7" x 9' 3" (2.92m x 2.82m) uPVC double glazed windows to both front and side elevations, double panel radiator, laminated wood effect flooring, 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 living flame gas fire, timber mantle and hidden lighting, coving to ceiling.

DINING ROOM

14' 3" x 11' 6" (4.34m 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, coving to ceiling.

KITCHEN/BREAKFAST ROOM

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 ceramic 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 induction hob, built in dishwasher, built in fridge, built in breakfast bar, 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/drainage unit, fitted work surfaces, matching base units incorporating space and plumbing for washing machine and space for fridge, tiled to all splash areas, 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 three piece white suite comprising low level W.C, large wash hand basin with mixer taps over set into drawer unit, large fully tiled shower enclosure with fitted rain shower over, tiled to all elevations, feature wood effect 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, plus further built in double wardrobe and adjoining vanity unit, coving to ceiling, door to:

ENSUITE

uPVC double glazed obscure window to side elevation, chrome wall mounted heated towel rail, re-fitted modern three piece white suite comprising low level W.C with concealed cistern, 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, extractor fan.

BEDROOM THREE

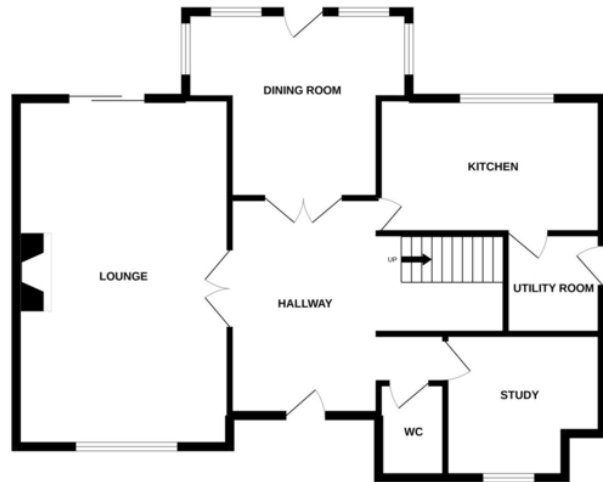
14' x 8' (4.27m x 2.44m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling.

BEDROOM FOUR

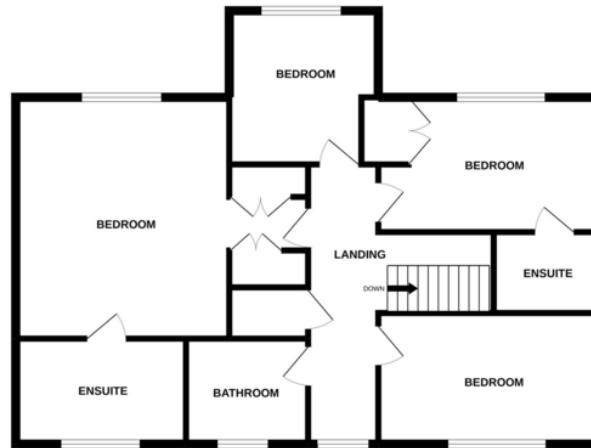
10' x 9' 6" (3.05m x 2.9m) uPVC double glazed windows to rear elevation and both side elevations, single panel radiator, coving to ceiling.



GROUND FLOOR
1029 sq.ft. approx.



1ST FLOOR
868 sq.ft. approx.



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

BATHROOM

uPVC obscure double glazed window to front elevation, single panel radiator, 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

Generous front garden, mainly laid to lawn with paved pathway to entrance door, further paved pathway to side leading to large driveway providing off road parking for 3-4 vehicles, gated access to:

REAR GARDEN

Fully enclosed established rear garden, initial extensive paved patio area with outside tap, mainly laid to lawn with established tree and shrub borders, raised timber decking seating area, personnel door to:

DOUBLE GARAGE

Detached double garage, two up and over doors, currently divided into a single garage and dry lined home office/work room both with power and light connected, ideal for working from home.

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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