



**Kennedy
& Co.**

Woodcock Close, Sandy

SG19 2UW

EPC: C

Offers In Excess Of £400,000

- Immaculately Presented & Hugely Improved Three Bedroom Detached Home
- Entrance Hall With Re-Fitted Modern Cloakroom
- Spacious 17ft x 12ft Sitting Room
- Fantastic 19ft Open Plan Re-Fitted Modern Kitchen/Diner
- Separate Utility Room
- uPVC Double Glazed Conservatory
- Re-Fitted Modern Family Bathroom
- Re-Fitted Modern En-Suite To 15ft Master Bedroom



A superb opportunity to purchase this immaculately presented, hugely improved, spacious and versatile three bedroom detached modern family home, benefitting from a generous 17ft x 12ft lounge and fantastic open plan 19ft re-fitted kitchen/diner, situated on a generous plot with larger than average enclosed rear garden and off road parking for 2 cars, located within a sought after quiet cul-de-sac in Sandy.

This excellent and highly desirable home benefits from an entrance hall with re-fitted modern cloakroom, very spacious 17ft x 12ft sitting room, uPVC double glazed conservatory, fantastic 19ft open plan re-fitted modern kitchen/diner with separate utility room, spacious 15ft master bedroom with re-fitted modern en-suite, re-fitted modern family bathroom and two further bedrooms including a generous 15ft guest bedroom.

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

Externally this property offers driveway providing off road parking for two cars, remaining garage storage space with power and light connected, and a larger than average landscaped rear garden with side storage area.

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

Large entrance canopy with composite obscure double glazed entrance door to:

ENTRANCE HALL

uPVC obscure double glazed window to front elevation, double panel radiator, stairs rising to first floor with built in under stairs storage cupboards, luxury vinyl wood effect flooring, communicating doors to:

CLOAKROOM

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

LOUNGE

17' 10" x 12' 1" (5.44m x 3.68m) uPVC double glazed sliding patio doors to conservatory, double panel radiator and single panel radiator, luxury vinyl wood effect flooring, double doors to kitchen/diner, coving to ceiling.

CONSERVATORY

10' 10" x 7' 2" (3.3m x 2.18m) (maximum measurements) uPVC double glazed brick based conservatory, tiled flooring with under floor heating, power points, double doors to garden.

KITCHEN/DINER

19' x 8' 5" (5.79m x 2.57m) uPVC double glazed windows to both side and rear elevations, plus uPVC double glazed door to side elevation, double panel radiator, re-fitted modern kitchen comprising of one and a half bowl stainless steel sink unit with mixer tap over, feature work surfaces with integrated drainer, range of base units incorporating built in double oven, built in four burner gas hob, built in dishwasher and built in fridge/freezer with matching doors, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, luxury vinyl wood effect flooring, ideal space for table and chairs, sunken spotlighting, coving to ceiling, door to:

UTILITY ROOM

8' 2" x 8' (2.49m x 2.44m) Fitted utility room comprising stainless steel sink unit with mixer tap over, range of base units incorporating space and plumbing for washing machine, tiled flooring, extractor fan, door to garage space.

FIRST FLOOR

LANDING

uPVC double glazed window to side elevation, access to loft space, built in airing cupboard housing hot water cylinder, communicating doors to:

MASTER BEDROOM

15' 1" x 11' 6" (4.6m x 3.51 m) uPVC double glazed window to rear elevation, single panel radiator, two built in double wardrobes, door to:

ENSUITE

uPVC double glazed obscure window to rear elevation, chrome wall mounted heated towel rail, re-fitted modern three piece suite comprising low level W.C with concealed cistern, feature wash hand basin set into cupboard unit with mixer tap over, fully tiled large double shower cubicle with fitted shower over, fully tiled to all splash areas, vinyl tiled effect flooring, extractor fan, sunken spotlighting.

BEDROOM TWO

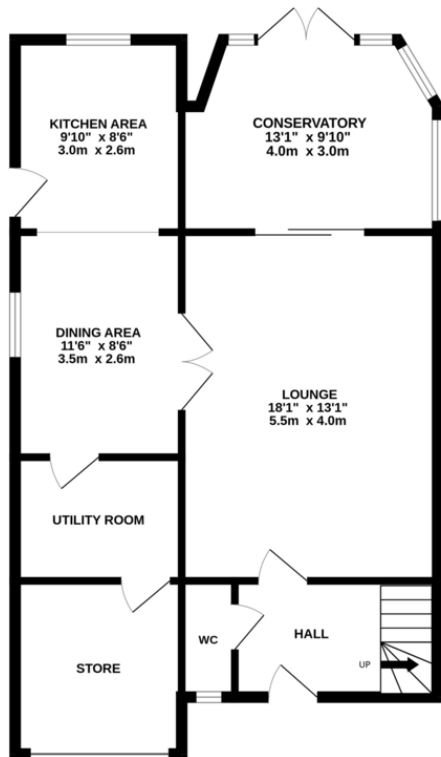
15' 2" x 10' 5" (4.62m x 3.18m) uPVC double glazed window to front elevation, single panel radiator.

BEDROOM THREE

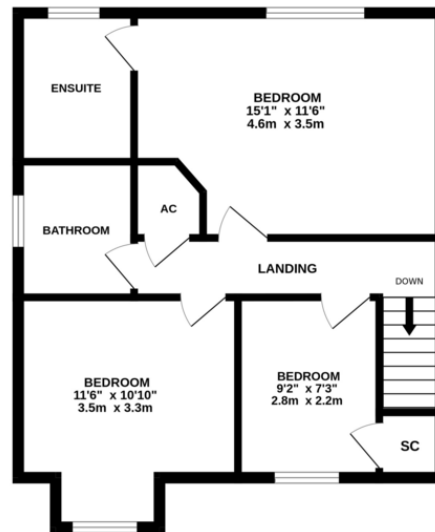
9' 3" x 7' (2.82m x 2.13m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard over stairs.



GROUND FLOOR
743 sq.ft. (69.1 sq.m.) approx.



1ST FLOOR
528 sq.ft. (49.0 sq.m.) approx.



TOTAL FLOOR AREA: 1271 sq.ft. (118.1 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.
Made with Metropix v2020.

BATHROOM

uPVC obscure double glazed window to side elevation, chrome wall mounted heated towel rail, re-fitted modern 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 over plus fitted shower over, tiled to all splash areas, vinyl wood effect flooring, extractor fan, sunken spotlighting.

EXTERNALLY

FRONT

Small laid to lawn area and two shingled areas, pathway to entrance door, driveway providing off road parking for two vehicles, gated access to side leading to:

REAR GARDEN

Fully enclosed larger than average landscaped rear garden, generous initial paved patio area with outside tap, mainly laid to lawn with established tree and shrub borders and beds, plum tree, apple tree and pear tree, timber shed, gated storage area to side laid to shingle.

GARAGE SPACE

Remaining garage storage space, up and over door, power and light connected.

COUNCIL TAX BAND Tax band E

TENURE Freehold

LOCAL AUTHORITY Central Bedfordshire Council

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

T: 01767 692327

E: sandy@kennedyestateagents.uk

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