



Kennedy
&co.

Meadow Edge

Sutton

SG19 2AP

Asking Price Of £650,000

Immaculately presented four double bedroom detached family home

Two reception rooms

Spacious kitchen/dining room

Utility room & generous sized storage room

Two modern en-suites & a four-piece family bathroom

Private rear garden backing onto woodland

Off road parking for 3 vehicles with EV charging point



Kennedy & Co are delighted to present this immaculately presented four double bedroom detached family home, originally built as the 'Wendover' design, with an attractive Victorian inspired facade with characterful gables. Situated on an exclusive development of just 21 homes, this well maintained property enjoys a desirable village setting.

Well maintained by the current owners, the home offers spacious accommodation throughout. An entrance hall provides access to all principal rooms, including two reception rooms, a downstairs cloakroom and storage cupboard.

To the rear of the property is the stunning, light filled kitchen/dining room, finished to a high standard, and fitted with a range of high spec integrated appliances including a fridge/freezer, dishwasher and four ring induction hob. French doors open directly onto the garden, creating an ideal space for everyday family living and entertaining. The

kitchen also benefits from a separate utility room with additional rear access, along with a large walk in storage cupboard.

Upstairs, you will find four double bedrooms. The master bedroom and second bedroom both enjoy stylish en-suite shower rooms featuring modern walk in double showers, while one bedroom also benefits from fitted wardrobes. Completing the first floor is a beautifully finished four piece family bathroom.

Externally, the property enjoys a pleasant position and is not overlooked from either the front or rear. The good size rear garden backs directly onto woodland, offering a private and peaceful setting. To the front, a driveway provides off road parking for three vehicles.

Further benefits include solar panels to help reduce energy costs, double glazing throughout, an EV charging point, the remainder of the NHBC warranty, air filtering system and

high-quality fixtures and fittings throughout. Presented in show home condition, this exceptional home must be viewed to be fully appreciated.

ENTRANCE HALL

Front composite door with small, glazed panel, uPVC double glazed window to the front, electric radiator, stairs rising to first floor, door to storage cupboard, doors to all principal rooms.

CLOAKROOM

Electric radiator, modern fitted two-piece white suite comprising low level W.C and wash hand basin with mixer tap over set into cupboard unit, sunken spotlighting, extractor fan.

SNUG

14' 9" x 10' 2" (4.5m x 3.1m) uPVC double glazed window to the front, electric radiator.

LIVING ROOM

15' 6" x 10' 4" (4.72m x 3.15m) uPVC double glazed bay window to the front, electric fireplace, electric radiator.

KITCHEN/DINER

23' 3" x 9' 8" (7.09m x 2.95m) Two uPVC double glazed windows to the rear, uPVC double glazed French doors to rear, sunken spotlighting, one and a half bowl stainless steel sink with mixer tap over, granite worktops with fitted drainer, range of fitted base units incorporating built in multifunctioning oven including microwave, built in induction hob, built in dishwasher and built in fridge/freezer with matching doors, further range of wall mounted units incorporating fitted extractor hood, ceramic tile flooring, two electric radiators door to:

UTILITY ROOM

7' 9" x 5' 8" (2.36m x 1.73m) uPVC composite door with double glazed insert, electric radiator, fitted utility room comprising one bowl stainless steel sink/drainage unit with mixer tap over, complementary fitted work surfaces, range of base units incorporating space and plumbing for washing machine, ceramic tile flooring, sunken spotlighting, door to:

STORAGE ROOM

10' x 4' 5" (3.05m x 1.35m) Large walk in storage cupboard, suitable as a pantry.

LANDING

uPVC double glazed window to the front, access to loft space, electric radiator, communicating doors to:

BEDROOM ONE

15' 6" x 10' 3" (4.72m x 3.12m) uPVC double glazed window to the rear, fitted wardrobes, electric radiator, door to:

EN-SUITE

uPVC obscure double glazed window to the side, electric heated towel rail, modern fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over set into drawer unit, fully tiled double walk in shower cubicle with handheld shower head and rainfall shower over, tiled to all splash areas, shaving point, tiled flooring, sunken spotlighting, extractor fan.

BEDROOM TWO

12' x 10' 6" (3.66m x 3.2m) uPVC double glazed window to the front, electric radiator, door to

EN-SUITE

Electric heated towel rail, modern fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over set into drawer unit, fully tiled double walk in shower

cubicle with handheld shower head and rainfall shower over, tiled to all splash areas, shaving point, tiled flooring, sunken spotlighting, extractor fan., mainly laid to lawn, solar panels on rear side of roof.

BEDROOM THREE

11' 4" x 10' (3.45m x 3.05m) uPVC double glazed window to the rear, electric heater.

BEDROOM FOUR

10' 3" x 8' 2" (3.12m x 2.49m) uPVC double glazed window to the front, electric radiator, built in airing cupboard housing hot water cylinder, built in storage cupboard housing heat recovery system.

BATHROOM

uPVC obscure double glazed window to rear, electric heated towel rail, modern fitted four piece suite comprising low level W.C, wash hand basin with mixer tap over set into drawer unit, bath with mixer tap over plus fitted shower over, fully tiled shower cubicle with handheld shower head and rainfall shower over, tiled to all splash areas, tiled flooring, sunken spotlighting, extractor fan.





EXTERNALLY

FRONT - Tarmac front drive with paved pathway to entrance door, driveway providing off road parking for three vehicles with E.V charging point, gated access to side leading to:

REAR GARDEN - Generous fully enclosed rear garden backing onto woodland, initial paved patio area with outside tap, mainly laid to lawn, solar panels on rear side of roof.

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B	84 B	84 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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