Merlin Drive, Sandy, SG19 2UN

Offers Over £450,000

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LATCHAM DOWLING

ESTATE AGENTS

***STYLISH FOUR BEDROOM DETACHED FAMILY HOME WITH A STUNNING OPEN PLAN KITCHEN/ DINING ROOM/ CONSERVATORY AND WITH A SOUTH FACING GARDEN WITHIN THE EVER POPULAR 'FALLOWFIELD DEVELOPMENT'

This striking family home offers a modern and contemporary interior with a lovely bay fronted living room, a separate family room and an absolutely gorgeous open plan kitchen/ dining room which spans across almost the full width of the house and provides views over the South facing garden and open green space beyond, as well as opening through to a superb conservatory space (which now offers a warm roof) and a separate utility room. On the first floor there are four well proportioned bedrooms, with a re-fitted en suite to bedroom one, a brilliant 'walk in wardrobe' to bedroom three and a re-fitted family shower room.

In addition to the South facing rear garden, there is a driveway to the front providing off road parking for two cars.

The location is ideal with the local 'Co-Op' store just a short walk around the corner and both Maple Tree Primary School and Sandy Upper School within close proximity, You're also within easy reach of the A1 and just a short drive from Sandy Town Centre and mainline station!!

Viewing is essential to fully appreciate this beautiful family home and the convenience of the location.

Entrance Via

Entrance Hall
12'3 x 7'5 max (3.73m x 2.26m max)

Cloakroom
5'1 x 3'1 (1.55m x 0.94m)

Living Room
14'1 max into bay window x 12'0 (4.29m max into bay window x 3.66m)

Kitchen/ Dining Room
23'2 x 8'8 (7.06m x 2.64m)

Conservatory
9'6 x 8'11 (2.90m x 2.72m)

Utility Room
8'8 x 5'0 (2.64m x 1.52m)

Family Room
16'9 x 7'7 (5.11m x 2.31m)

First Floor Landing
11'3 x 3'1 (3.43m x 0.94m)

Bedroom One
11'8 x 10'0 (3.56m x 3.05m)

En Suite Shower Room
8'0 x 4'4 (2.44m x 1.32m)

Bedroom Two
11'1 x 8'5 (3.38m x 2.57m)

Bedroom Three
13'4 max x 7'7 (4.06m max x 2.31m)

Walk In Wardrobe
7'7 x 4'7 max (2.31m x 1.40m max)

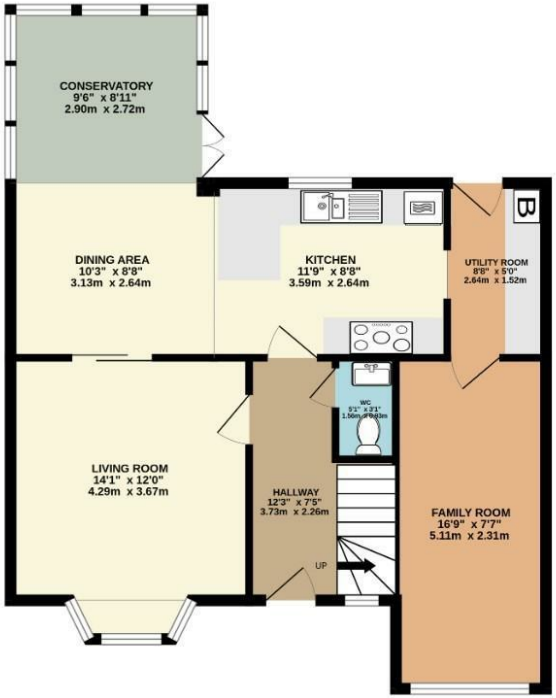
Bedroom Four
7'11 x 7'9 (2.41m x 2.36m)

Family Shower Room
8'1 max x 5'3 (2.46m max x 1.60m)

Rear Garden

Front Of Property

GROUND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR
536 sq.ft. (49.8 sq.m.) approx.

TOTAL FLOOR AREA : 1233 sq.ft. (114.6 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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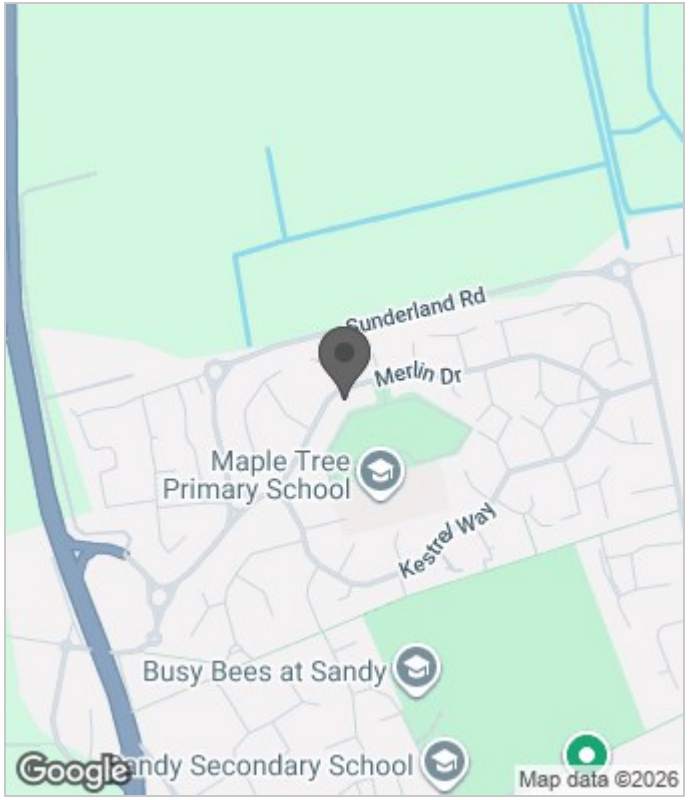

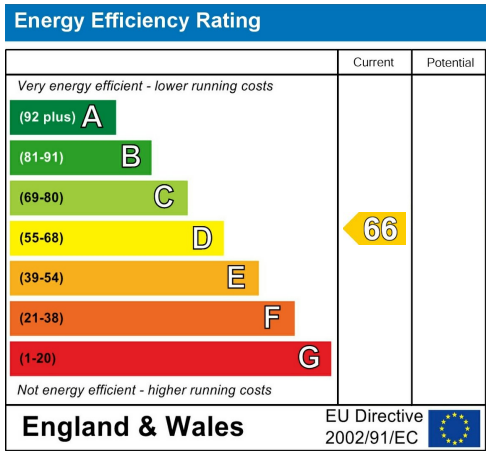

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