





Kennedy & Co.

9 Carlisle Close, Sandy

SG19 1TY

EPC: C

£399,950

- Spacious & Extended Four Bedroom Detached Home
- Entrance Hall With Re-Fitted Modern Cloakroom
- Fitted Kitchen
- Very Generous 24ft x 20ft 'L' Shaped Lounge/Diner
- Separate Utility Room
- Re-Fitted Modern En-Suite To Master Bedroom
- Family Bathroom
- Generous Front Garden
- Driveway For 2 Cars







An excellent opportunity to purchase this sensibly priced, spacious and extended four bedroom detached modern family home, benefitting from an excellent 24ft x 20ft 'L' shaped lounge/diner and a generous plot with private non-overlooked rear garden, situated in a quiet cul-de-sac location within easy walking distance of the town centre.

This property briefly boasts an entrance hall, re-fitted modern cloakroom, very generous 24ft x 20ft 'L' shaped lounge/diner, fitted kitchen, separate fitted utility room, first floor family bathroom and re-fitted modern en-suite to the master bedroom.

The property also benefits from uPVC double glazing throughout and gas to radiator central heating.

Externally the property offers a generous front garden with driveway providing off road parking for two vehicles, garage space and fully enclosed non-overlooked rear garden.

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

Composite obscure double glazed entrance door to:

ENTRANCE HALL

Single panel radiator, stairs rising to first floor, coving to ceiling, communicating doors to:

CLOAKROOM

Re-fitted modern two piece suite comprising low level W.C with concealed cistern, and wash hand basin with mixer tap over set into cupboard unit, tiled to half height to all elevations, tiled flooring, extractor fan.

KITCHEN

11' 6" x 8' 5" (3.51m x 2.57m) Dual aspect room, uPVC double glazed window to front elevation and composite double glazed door to side elevation, fitted kitchen comprising one and a half bowl stainless steel sink/drainer unit with mixer tap over, rolled top work surfaces, range of base units incorporating built in stainless steel double oven, built in stainless steel four burner gas hob, space and plumbing for dishwasher, space for fridge/freezer, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, vinyl tiled effect flooring, built in storage cupboard housing 'Mega-Flo' hot water system.

UTILITY ROOM

7' 6" x 5' 10" (2.29m x 1.78m) Fitted utility room comprising one bowl stainless steel sink/drainer, fitted work surfaces, range of fitted base units incorporating space and plumbing for washing machine, tiled to all splash areas, further range of wall units incorporating hidden wall mounted gas boiler, vinyl wood effect flooring, extractor fan.

LOUNGE/DINER

24' 7" x 20' 5" (7.49m x 6.22m) 'L' Shaped. Dual aspect room, uPVC double glazed windows to both rear and side elevations, plus uPVC double glazed French doors to rear elevation, two single panel radiators, coving to ceiling.

FIRST FLOOR - LANDING

uPVC obscure double glazed window to side elevation, access to loft space, communicating doors to:

MASTER BEDROOM

12' 3" x 10' 10" (3.73m x 3.3m) uPVC double window to front elevation, single panel radiator, three built in wardrobes, coving to ceiling, door to:

ENSUITE

uPVC obscure double glazed window to side elevation, chrome heated towel rail, re-fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, fully tiled shower cubicle with fitted shower over, tiled to half height to all elevations, vinyl wood effect flooring, extractor fan, sunken spotlighting.

BEDROOM TWO

11' 6" x 9' 8" (3.51m x 2.95m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling.

BEDROOM THREE

10' 1" x 8' 7" (3.07m x 2.62m) uPVC double glazed window to rear elevation, single panel radiator, two built in storage cupboards, coving to ceiling.

BEDROOM FOUR

8' x 7' 3" (2.44m x 2.21m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard, coving to ceiling.

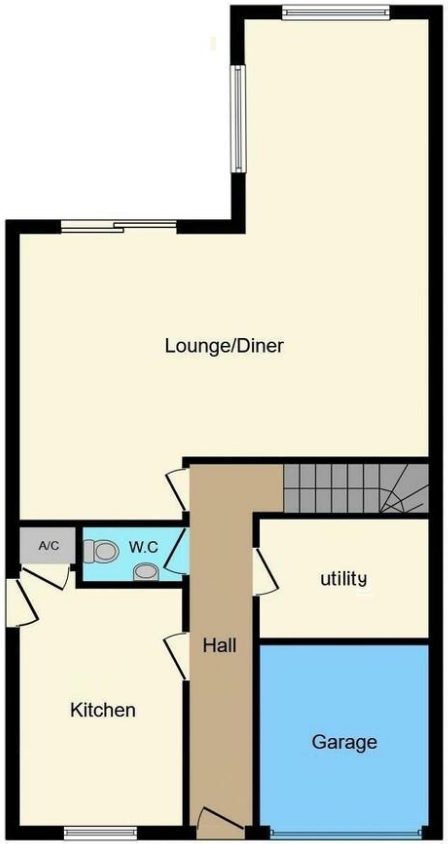
BATHROOM

uPVC obscure double glazed window to side elevation, chrome heated towel rail, fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap over plus shower attachment over, tiled to all splash areas, extractor fan.

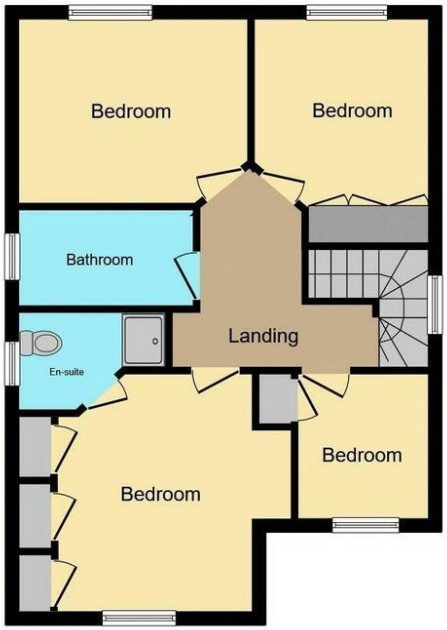








Ground Floor



First Floor

EXTERNALLY

FRONT

Generous laid to lawn area with established tree, driveway providing off road parking for two vehicles, gated access to side leading to:

REAR GARDEN

Fully enclosed non-overlooked rear garden, initial paved patio area, mainly laid to lawn, timber shed, outside tap.

GARAGE SPACE

Remaining garage space, ideal for storage.

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 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