



Elder Close, Beeston, Sandy, SG19 1GF
Offers over £400000



LATCHAM ———
————— DOWLING

ESTATE AGENTS

Nestled in the tranquil cul-de-sac of Elder Close in Beeston, Sandy, this beautifully presented four-bedroom house is a true gem. With two spacious reception rooms, this property offers ample space for both relaxation and entertaining. The modern fully fitted open plan kitchen/breakfast room is equipped with a range of high-quality appliances, and makes for a wonderful entertaining area.

The house boasts two well-appointed bathrooms, ensuring convenience for families or guests. Recent upgrades enhance the property's appeal, including a water softener, new soffits and fascias, and a state-of-the-art Hive heating system. For added security and peace of mind, a CCTV system has been installed, and the Re-landscaped rear garden is stunning, providing a private outdoor space for enjoyment.

Parking is a breeze with a driveway that leads to a garage/storage complete with electric roller door. making this home not only stylish but practical as well. The location is particularly advantageous, with an easy ten-minute walk to Sandy station, offering excellent transport links, and quick access to the A1 for those commuting or exploring further afield.

This property is key turn ready and will be offered chain free, making it an ideal choice for those looking to move in without delay. Whether you are a growing family or seeking a spacious home in a peaceful setting, this house on Elder Close is sure to impress. Don't miss the opportunity to make it your own.

Here are just a few of the upgrades carried out by the current owners- Hive heating, replaced soffits and fascias, CCTV system, water softener, filtered hot and cold water tap in the kitchen, new carpets to stairs, landing, bedroom one and lounge, appliances to kitchen including- Range style cooker, American fridge/freezer, integrated washing machine and dishwasher. There is so much more but i would suggest you take a look especially if you want a home you can move straight into!!

Entrance

Entrance Hall

W.c





Lounge
19'1 x 11'6 (5.82m x 3.51m)

Kitchen/breakfast room
25'4 x 9'10 (7.72m x 3.00m)

First floor

Landing

Bedroom one
13'8 x 12'9 (4.17m x 3.89m)

En Suite

Bedroom Two
11'6 x 9'3 (3.51m x 2.82m)

Bedroom three
13'2 x 8'0 (4.01m x 2.44m)

Bedroom four
8'2 x 7'0 (2.49m x 2.13m)

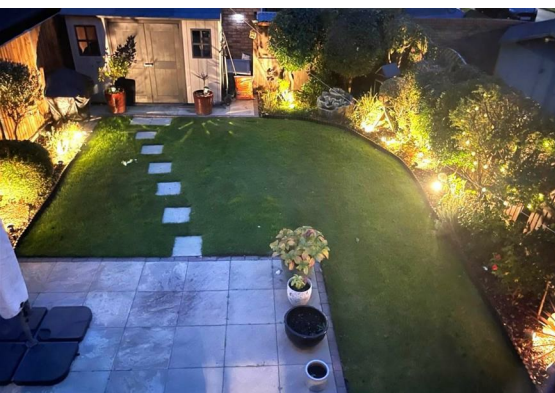
Family bathroom

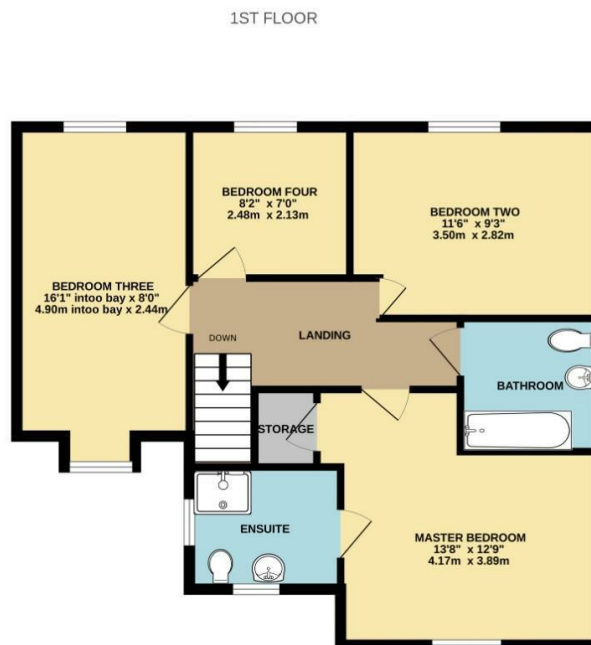
Outside

Rear garden

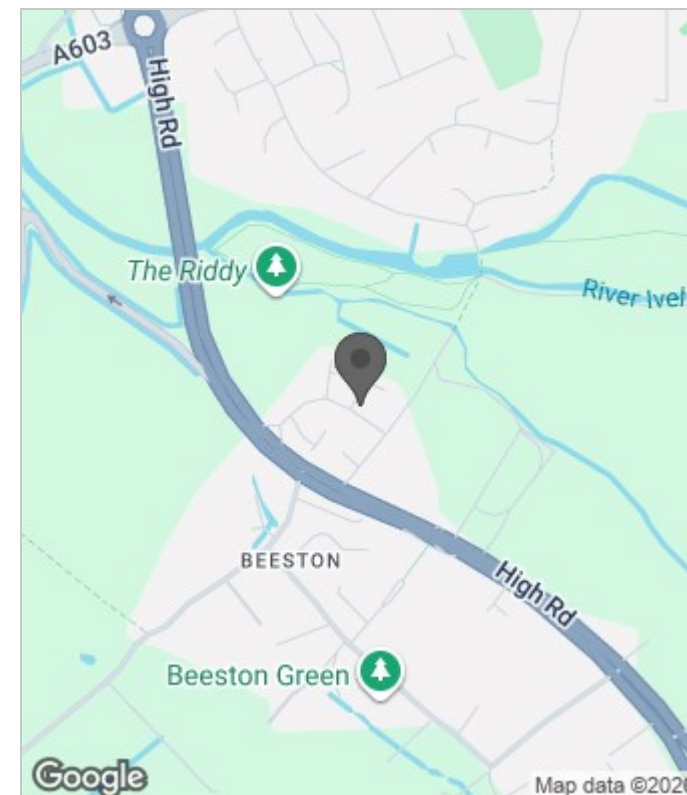
Front garden

Garage/storage





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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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