



# Kennedy & Co.

Brickhill Road, Sandy

SG19 1JH

EPC: C

£525,000

- Stunning Recently Built Detached Home Finished To A High Standard
- Reception Entrance Hallway
- Generous 19ft x 15ft Sitting Room With Bi-Folding Doors
- Luxury Fitted 19ft x 15ft Kitchen/Diner
- Luxury Cloakroom & Utility Room
- 15ft Master Bedroom With Luxury En-Suite
- Luxury Family Bathroom
- Enclosed Rear Garden & Driveway For 3 Cars



A truly brilliant opportunity to purchase this recently constructed, hugely spacious and individually built four double bedroom detached home, which has been finished to a high standards, boasting a fantastic 19ft x 15ft luxury kitchen and 19ft x 15ft sitting room with bi-folding doors, nestled on a very quiet private position in a highly desirable no through road within easy walking distance of the town centre and train station.

This fantastic property briefly boasts a reception entrance hall, 19ft x 15ft luxury kitchen/diner with separate utility room, excellent 19ft x 15ft sitting room with bi-folding doors, luxury fitted cloakroom, generous 15ft master bedroom with luxury en-suite, three further double bedrooms and a luxury fitted family bathroom.



The property also benefits from high quality fixtures and fittings throughout, remaining NHBC Guarantee, uPVC double glazing throughout, and gas central heating with combination boiler and under floor heating.

Externally this delightful property offers a quiet private plot with driveway providing off road parking for three vehicles with electric vehicle charging point, small front garden and fully enclosed rear garden with timber shed.

This excellent home must be viewed early to avoid disappointment.

#### **PARTICULARS**

Composite obscure double glazed entrance door to:



#### **RECEPTION HALL**

Stairs rising to first floor with varnish finish, tiled flooring with under floor heating, built in storage cupboard, sunken spotlighting, communicating doors to:

#### **CLOAKROOM**

Under floor heating, luxury fitted two piece suite comprising low level W.C and wash hand basin with mixer tap over set into drawer unit, tiled to all splash areas, continued tiled flooring, extractor fan, sunken spotlighting.

#### **KITCHEN/DINER**

19' 2" x 15' 2" (5.84m x 4.62m) Dual aspect room, uPVC double glazed windows to both front and side elevations plus further uPVC double glazed bay window to front elevation, under floor heating, luxury fitted kitchen comprising one and a half bowl stainless steel sink/drainer unit with mixer tap and boiling water

outlet over, stone effect work surfaces, range of fitted soft-close base units incorporating built in double oven, built in microwave/combo oven, built in four burner electric hob, built in fridge/freezer and built in dishwasher both with matching doors, further range of soft close wall mounted units incorporating stainless steel glass curved extractor hood, feature matching island unit with built in breakfast bar and downlighting, continued tiled flooring, ideal space for table and chairs, sunken spotlighting, door to:

### UTILITY ROOM

6' 5" x 6' 2" (1.96m x 1.88m) Composite obscure double glazed door to side elevation, under floor heating, luxury fitted matching utility room comprising of soft close base unit with work surface over, space and plumbing for washing machine, space for fridge/freezer, further soft close wall mounted units incorporating hidden gas combination boiler, continued tiled flooring, extractor fan, sunken spotlighting.

### SITTING ROOM

19' 3" x 15' 1" (5.87m x 4.6m) Dual aspect room, uPVC double glazed window to side elevation, feature uPVC double glazed bi-folding doors to rear elevation, under floor heating plus feature electric flame effect fireplace, sunken spotlighting.

### FIRST FLOOR

#### LANDING

uPVC double glazed window to side elevation, single panel radiator, access to loft space, built in airing cupboard, sunken spotlighting, communicating doors to:

#### MASTER BEDROOM

15' 1" x 10' 1" (4.6m x 3.07m) uPVC double glazed window to front elevation, single panel radiator, sunken spotlighting, door to:

### ENSUITE

uPVC obscure double glazed window to side elevation, chrome wall mounted heater towel rail, luxury fitted three piece white suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into cupboard units, fully tiled shower cubicle with fitted rain shower over, tiled to all elevations, vinyl tiled effect flooring, extractor fan, sunken spotlighting.

#### BEDROOM TWO

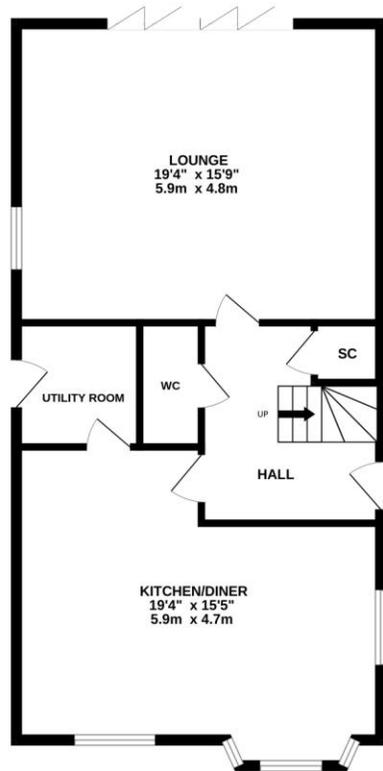
15' 1" x 8' 9" (4.6m x 2.67m) uPVC double glazed window to front elevation, single panel radiator, sunken spotlighting.

#### BEDROOM THREE

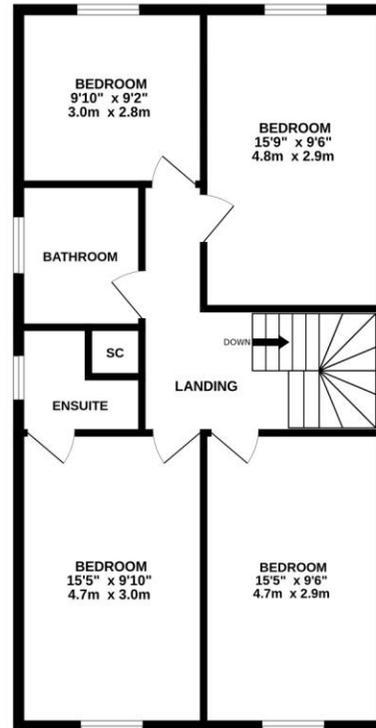
15' 1" x 8' 9" (4.6m x 2.67m) uPVC double glazed window to rear elevation, single panel radiator, sunken spotlighting.



GROUND FLOOR  
740 sq.ft. (68.8 sq.m.) approx.



1ST FLOOR  
732 sq.ft. (68.0 sq.m.) approx.



TOTAL FLOOR AREA : 1472 sq.ft. (136.7 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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### BEDROOM FOUR

10' 2" x 8' 4" (3.1m x 2.54m) uPVC double glazed window to rear elevation, single panel radiator, sunken spotlighting.

### BATHROOM

uPVC obscure double glazed window to side elevation, chrome wall mounted heated towel rail, luxury fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over set into drawer unit, panelled 'L' shaped bath with mixer tap over plus shower attachment over, tiled to all splash areas, vinyl tiled effect flooring, extractor fan, sunken spotlighting.

### EXTERNALLY

#### FRONT

Private shingled access leading to mono-block paved driveway providing off road parking for three cars with electric vehicle charging point, gated access to paved and shingled garden area retained by dwarf brick wall, paved pathway and access on both sides leading to:

#### REAR GARDEN

Fully enclosed rear garden, raised paved patio area with outside power points and outside lighting, steps down to laid to lawn area with timber shed, outside tap.

**COUNCIL TAX BAND** Tax band E

**TENURE** Freehold

**LOCAL AUTHORITY** Central Bedfordshire Council

### OFFICE

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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 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