



Kennedy & Co.

Woolfield, Sandy

SG19 1AR

EPC: D

£310,000

- Extended Two Large Double Bedroom Semi-Detached Home
- Fully Renovated Throughout Presented In 'Show-Home' Condition
- **No Upward Chain**
- Spacious 14ft Lounge
- Excellent 17ft Newly Fitted Kitchen/Diner
- Newly Fitted Family Bathroom
- Newly Fitted En-Suite To Master Bedroom
- Driveway Providing Off Road Parking For 3 Vehicles



A fantastic opportunity to purchase this extended two large double bedroom semi-detached home, which has undergone a complete renovation throughout and is now offered in 'show-home' condition throughout, boasting spacious accommodation plus a driveway providing off road parking for three vehicles and a garage with new roof, ideally nestled away in a quiet highly sought after location within easy walking distance of the train station and town centre.

This superb property briefly boasts an entrance hallway, spacious 14ft lounge, generous 17ft newly fitted kitchen/diner, newly fitted family bathroom and newly fitted en-suite to the master bedroom plus further 14ft guest bedroom.

Other benefits include replaced uPVC double glazing throughout, gas to radiator central heating with combination boiler, all new floor coverings, all new internal doors and a complete re-wire.

Externally this brilliant property benefits from a new mono-block paved driveway providing off road parking for three vehicles, garage with power and light connected and a newly replaced roof, front garden with cabling ready to install E.V charger, and a fully enclosed private rear garden.

Early viewings on this much improved home are strongly encouraged to avoid disappointment.

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

Entrance canopy and replaced composite double glazed entrance door to:

ENTRANCE HALL

Single panel radiator, stairs rising to first floor, luxury vinyl tiled wood effect flooring, communicating doors to:

LOUNGE

14' 5" x 10' 10" (4.39m x 3.3m) uPVC double glazed window to front elevation, double panel radiator, new carpet.

KITCHEN/DINER

17' 5" x 8' 10" (5.31m x 2.69m) uPVC double glazed window to side elevation plus uPVC double glazed French doors to rear elevation, single panel radiator, newly fitted kitchen comprising one bowl stainless steel sink unit with mixer tap over, fitted work surfaces, range of fitted base units incorporating built in oven, built in 4 burner electric hob over, built in dishwasher with matching door, space and plumbing for washing machine, space for fridge/freezer, further range of wall

mounted units incorporating built in stainless steel extractor hood, ideal space for table and chairs, sunken spotlighting, continued luxury vinyl tiled wood effect flooring.

BATHROOM

uPVC obscure window to rear elevation, wall mounted heated towel rail, newly fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap and fitted shower over, splash panelling to all splash areas, continued luxury vinyl tiled wood effect flooring, extractor fan.

FIRST FLOOR

LANDING

Access to loft space, communicating doors to:

MASTER BEDROOM

11' 2" x 10' 10" (3.4m x 3.3m) uPVC double glazed window to front elevation, single panel radiator, built in mirrored sliding wardrobes, door to:

ENSUITE

Wall mounted heated towel rail, newly fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, shower cubicle with fitted shower over, splash panels to all splash areas, continued luxury vinyl tiled wood effect flooring, sunken spotlighting, extractor fan, built in storage cupboard housing gas combi boiler.

BEDROOM TWO

14' 5" x 8' (4.39m x 2.44m) uPVC double glazed window to rear elevation, single panel radiator.

EXTERNALLY

FRONT

Mainly laid to lawn with new turf and shrub bed,

Newly laid mono-block paved driveway to side providing off road parking for three cars with cable connected in readiness to install an E.V charger.

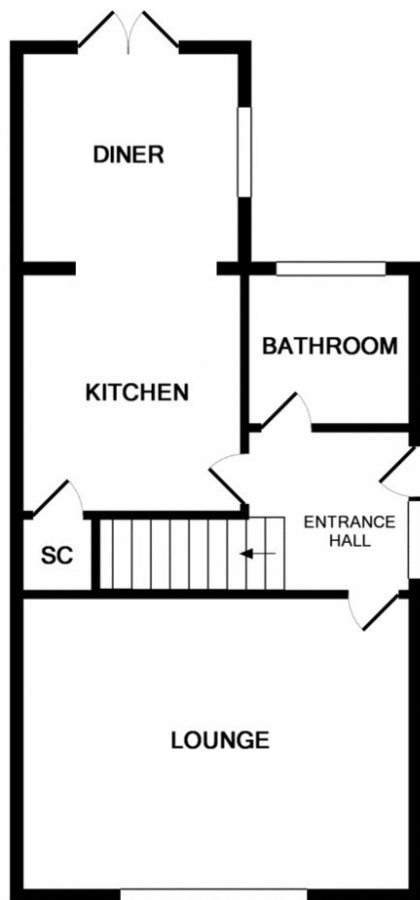
REAR GARDEN

Enclosed and private rear garden, initial paved patio area with outside tap and outside double power point, mainly laid to lawn with established tree and shrub borders.

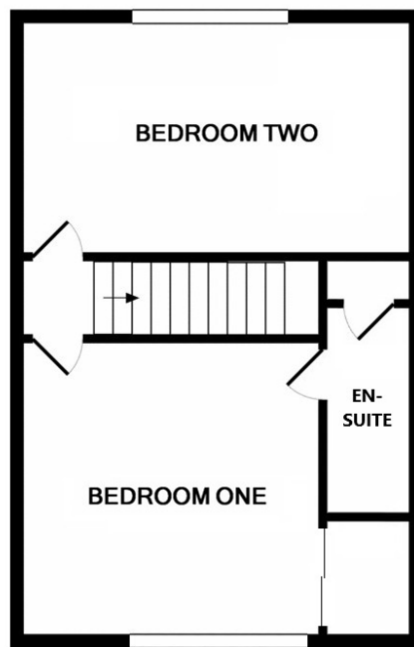
GARAGE

Up and over door, power and light connected, newly replaced roof.





GROUND FLOOR



1ST FLOOR

COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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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 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.