



Kennedy & Co.

Partridge Piece, Sandy

SG19 2UP

EPC: C

£439,950

- Very Well Presented 4 Bedroom Detached Home With **No Chain**
- Entrance Hall With Cloakroom
- Re-Fitted Modern Kitchen
- Sitting Room
- Separate Dining Room
- Re-Fitted Modern Utility Room
- Re-Fitted Modern Family Bathroom
- Modern En-Suite To Master Bedroom



An excellent opportunity to purchase this very well presented and spacious four bedroom detached modern family home, offered with no upward chain and ideally situated in a sought after quiet area of Sandy, boasting off road parking for 2 cars, garage, and versatile spacious accommodation.

This fine home briefly boasts an entrance hall with cloakroom, spacious 12ft x 12ft sitting room, separate dining room, re-fitted modern kitchen, separate re-fitted modern utility room, master bedroom with spacious modern en-suite shower room, generous 16ft guest bedroom, plus a re-fitted modern family bathroom.

Other benefits include no upward chain, a complete redecorate throughout, uPVC double glazing throughout, and gas to radiator central heating.

Externally this superb property offers a front garden with driveway providing off road parking for two vehicles, larger than average enclosed rear garden and single garage with power and light connected.

Offered with no chain, early viewings on this fantastic home are strongly recommended.

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

Storm porch with composite obscure double glazed entrance door to:

ENTRANCE HALL

uPVC obscure double glazed windows to front elevation, single panel radiator, stairs rising to first floor, communicating doors to:

CLOAKROOM

Single panel radiator, fitted two piece white suite comprising low level W.C and wash hand basin, tiled to all splash areas, extractor fan.

LOUNGE

12' 4" x 12' 3" (3.76m x 3.73m) uPVC double glazed bay window to front elevation, two double panel radiators, feature gas fireplace with marble hearth and surround, coving to ceiling, double doors to:

DINING ROOM

10' 8" x 9' (3.25m x 2.74m) uPVC double glazed sliding patio doors to rear elevation, single panel radiator, coving to ceiling, door to:

KITCHEN

12' x 9' (3.66m x 2.74m) uPVC double glazed window to rear elevation, single panel radiator, re-fitted modern kitchen comprising one and half bowl stainless steel sink/drainer unit with mixer tap over, rolled top work surfaces, range of fitted base units incorporating built in stainless steel double oven, built in four burner stainless steel gas hob, space and plumbing for dishwasher, space for fridge, tiled to all splash areas, further range of wall mounted units incorporating fitted stainless steel extractor hood, vinyl tiled effect flooring, door to:

UTILITY ROOM

9' 2" x 5' 6" (2.79m x 1.68m) Dual aspect room, uPVC double glazed window to side elevation plus uPVC double glazed door to rear elevation, single panel radiator, re-fitted utility room comprising one bowl stainless steel sink/drainer unit with mixer tap over, rolled top work surfaces, range of base units

incorporating space and plumbing for washing machine, space for tumble dryer, tiled to all splash areas, wall mounted gas boiler, vinyl tiled effect flooring, extractor fan, built in storage cupboard, personnel door to garage.

FIRST FLOOR

LANDING

Access to loft space, communicating doors to:

MASTER BEDROOM

11' 8" x 10' 6" (3.56m x 3.2m) uPVC double glazed window to rear elevation, single panel radiator, door to:

ENSUITE

uPVC obscure double glazed window to rear elevation, single panel radiator, fitted modern three piece suite comprising low level W.C, wash hand basin with mixer tap over, large fully tiled shower enclosure with fitted

power shower over, tiled to all splash areas, extractor fan, vinyl tiled effect flooring, built in airing cupboard housing hot water cylinder.

BEDROOM TWO

16' 9" x 7' 10" (5.11m x 2.39m) Dual aspect room, uPVC double glazed windows to both front and side elevations, single panel radiator, large built in double wardrobe, access to further loft space.

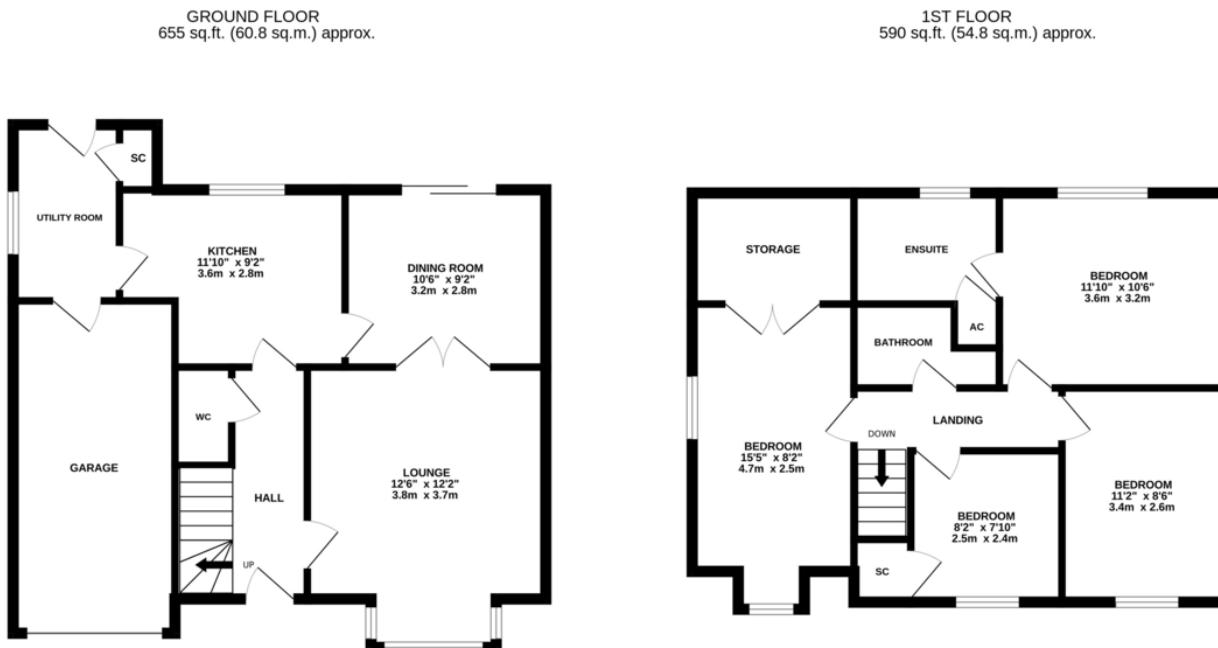
BEDROOM THREE

11' x 8' 5" (3.35m x 2.57m) uPVC double glazed window to front elevation, single panel radiator.

BEDROOM FOUR

8' 2" x 7' 10" (2.49m x 2.39m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard over stairs.





TOTAL FLOOR AREA: 1245 sq.ft. (115.6 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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BATHROOM

Single panel radiator, re-fitted modern three piece suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with both mixer tap and shower attachment over, tiled to all splash areas, vinyl tiled effect flooring, extractor fan.

EXTERNALLY

FRONT

Mainly laid to lawn with mature tree and shrub borders, driveway providing off road parking for 2 vehicles, gated access to side leading to:

REAR GARDEN

Fully enclosed larger than average rear garden, initial extensive paved patio area with outside tap, mainly laid to lawn with shingled borders.

GARAGE

Up and over door, power and light connected, personnel door to utility room.

COUNCIL TAX BAND Tax band E

TENURE Freehold

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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 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