



Kennedy & Co.

Woodpecker Way, Sandy

SG19 2SQ

EPC: TBA

£389,950

- Immaculately Presented Four Bedroom Three Storey Town House
- Entrance Hall With Modern Cloakroom
- Superb 15ft Re-Fitted Kitchen/Breakfast Room
- Spacious 16ft Lounge
- Separate Dining/Family Room
- Modern First Floor Bathroom
- Excellent 15ft Master Bedroom With Re-Fitted En-Suite
- Driveway To Side Providing Parking For 3-4 Cars



A fantastic opportunity to purchase this versatile, spacious and immaculately presented four bedroom three storey modern town house, which has been improved throughout and extended to the rear, benefitting from a spacious 16ft lounge, separate dining room and re-fitted modern 15ft kitchen/breakfast room, ideally situated in a sought after location on the outskirts of Sandy.

This property briefly boasts an entrance hall with modern cloakroom, spacious 15ft re-fitted modern kitchen/breakfast room, generous 16ft lounge, separate dining/family room, modern first floor family bathroom, large 15ft master bedroom with re-fitted modern en-suite shower room occupying the entirety of the top floor, and three further bedrooms.

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

Externally this superb home offers a driveway to the side providing off road parking for 3-4 vehicles, garage with power and light connected, and a fully enclosed easy maintenance rear garden.

This excellent home must be viewed early to avoid disappointment.

PARTICULARS

Composite entrance door to:

ENTRANCE HALL

Single panel radiator, stairs rising to first floor with storage space beneath, vinyl wood effect flooring, coving to ceiling, communicating doors to:

CLOAKROOM

uPVC obscure double glazed window to side elevation, single panel radiator, modern fitted two piece white

suite comprising low level W.C, wash hand basin with mixer tap over, fully tiled to half height to all elevations, vinyl wood effect flooring.

KITCHEN/BREAKFAST ROOM

15' 4" x 9' 6" (4.67m x 2.9m) uPVC double glazed bay window to front elevation, double panel radiator, re-fitted modern kitchen comprising one bowl stainless steel sink drainer unit with mixer taps over, fitted work surfaces, range of base units incorporating built in stainless steel oven with built in 4 burner electric hob over, space for fridge/freezer, space and plumbing for washing machine, built in dishwasher with matching door, further range of wall mounted units incorporating fitted stainless steel extractor hood, vinyl wood effect flooring, built in breakfast bar area.

LOUNGE

16' 2" x 11' 6" (4.93m x 3.51m) uPVC double glazed window to rear elevation, two double panel radiators, uPVC double glazed French doors to:

DINING/FAMILY ROOM

11' x 10' (3.35m x 3.05m) Two uPVC double glazed windows to rear elevation and uPVC double glazed French doors to rear elevation, laminated wood effect flooring, sunken spotlighting.

FIRST FLOOR

LANDING

Stairs rising to second floor, built in storage cupboard, built in airing cupboard housing 'Mega-Flo' hot water cylinder, coving to ceiling, communicating doors to:

BEDROOM TWO

11' 3" x 9' 5" (3.43m x 2.87m) uPVC double glazed

window to rear elevation, single panel radiator, built in double wardrobe, coving to ceiling.

BEDROOM THREE

10' 6" x 9' 3" (3.2m x 2.82m) uPVC double glazed window to front elevation, single panel radiator, built in double wardrobe, coving to ceiling.

BEDROOM FOUR

7' 9" x 6' 7" (2.36m x 2.01m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling.

BATHROOM

uPVC double glazed obscure window to front elevation, single panel radiator, modern fitted three white piece suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap over and fitted shower over, tiled to all splash areas, extractor fan, laminated wood effect flooring.

SECOND FLOOR

LANDING

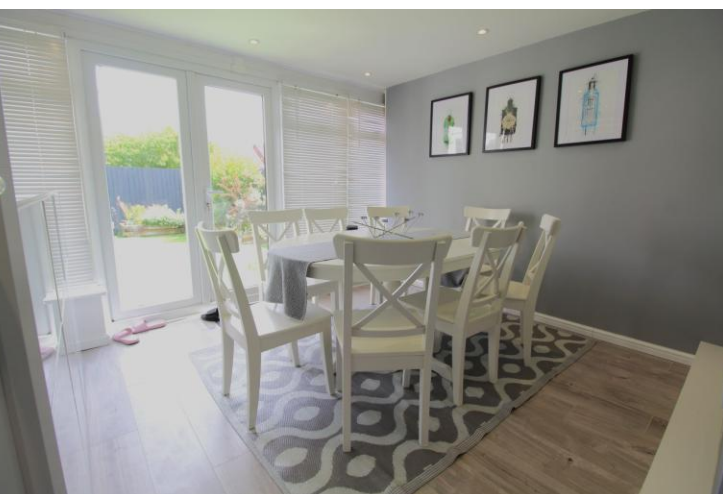
Single panel radiator, door to:

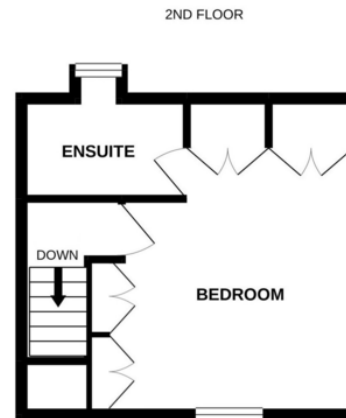
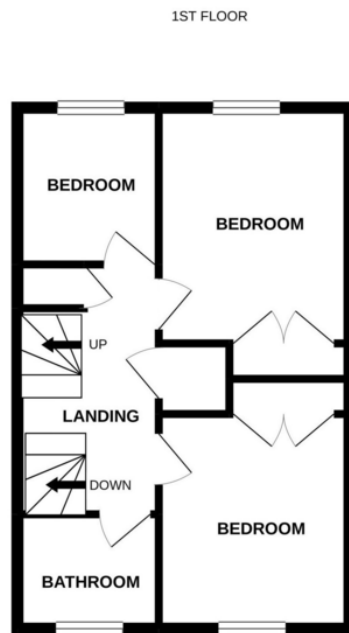
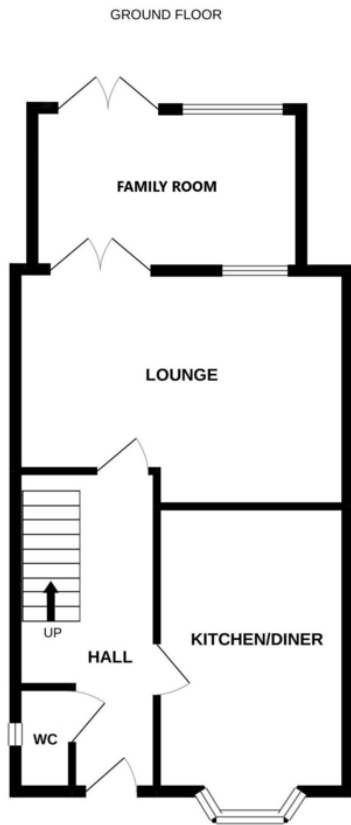
MASTER BEDROOM

15' x 10' 9" (4.57m x 3.28m) uPVC double glazed window to front elevation, double panel radiator, two built in double wardrobes and further range of built in storage cupboards, storage space in roof eaves, access to loft space, door to:

ENSUITE

uPVC obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, re-fitted modern three piece suite comprising low level W.C, wash hand basin with mixer tap over set into drawer unit, fully tiled shower cubicle with fitted shower over, tiled to all splash areas, extractor fan, sunken spotlighting, laminated wood effect flooring.





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.

EXTERNALLY

FRONT

Enclosed by iron railings, gated paved pathway to entrance door, mainly laid to mono-block paving.

Mono-block paved driveway to side providing off road parking for 3-4 vehicles, with gated access to:

REAR GARDEN

Fully enclosed easy maintenance rear garden, laid to artificial lawn with raised tree and shrub planters, paved patio seating area with pergola over, outside tap, personnel doors to:

GARAGE

Up and over door, power and light connected.

COUNCIL TAX BAND Tax band D

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 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.