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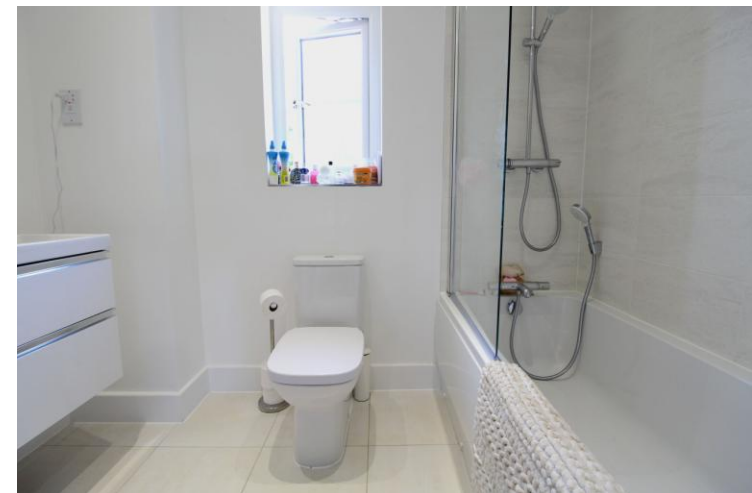
Meadow Edge, Sutton

SG19 2AP

EPC: B

£530,000

- Stunning Recently Built Four Double Bedroom Detached Village Home
- Highly Sought After Quiet Village Location
- Generous Open Plan 26ft x 16ft Living Space
- Superb Modern Kitchen Area
- Modern Utility Room & Modern Cloakroom
- Modern En-Suite To Master Bedroom
- Modern Family Bathroom
- Solar Panels & E.V Charger



A truly brilliant opportunity to purchase this recently constructed, very spacious and very well presented four double bedroom detached village home, which has been finished to a high standard, boasting a fantastic 26ft x 16ft open plan living space with luxury kitchen plus generous rear garden and larger than average garage, nestled within a very quiet highly desirable village location.

This fantastic property briefly boasts an entrance hall, superb 26ft x 16ft open plan living space with luxury fitted kitchen with built in appliances, separate modern utility room, modern cloakroom, generous master bedroom with modern en-suite, three further double bedrooms and a modern fitted family bathroom.

The property also benefits from solar panning contributing to reduced energy costs, high quality fixtures and fittings throughout, remaining NHBC

Guarantee, uPVC double glazing throughout, and electric heating.

Externally this delightful property offers a quiet plot backing on to fields and woodland, with driveway providing off road parking for two vehicles with electric vehicle charging point, front garden, larger than average garage which could be utilised as further accommodation (STPP) and fully enclosed generous rear garden.

This excellent home must be viewed early to avoid disappointment.

PARTICULARS

Composite obscure double glazed entrance door to:

ENTRANCE HALL

Electric radiator, stairs rising to first floor, luxury vinyl wood effect flooring, door to:

LIVING SPACE

26' 1" x 16' 1" (7.95m x 4.9m) Excellent open plan living space, dual aspect room with uPVC double glazed window to front elevation with fitted shutter blinds, uPVC double glazed window to rear elevation and uPVC double glazed French doors to rear elevation, two electric radiators, luxury wood effect vinyl flooring, built in under stairs storage cupboard, sunken spotlighting, open plan to:

Kitchen Area

Luxury fitted kitchen comprising one and a half bowl stainless steel sink unit with mixer tap over, fitted Quartz work surfaces with integrated drainer, range of fitted base units incorporating built in double oven, built in four burner electric hob, built in dishwasher and built

in fridge/freezer with matching doors, further range of wall mounted units incorporating fitted extractor hood, door to:

UTILITY ROOM

6' x 5' 3" (1.83m x 1.6m) uPVC double glazed window to rear elevation, electric radiator, modern fitted utility room comprising one bowl stainless steel sink/drainage unit with mixer tap over, fitted work surfaces, range of base units incorporating space and plumbing for washing machine, luxury wood effect vinyl flooring, sunken spotlighting, extractor fan, door to:

CLOAKROOM

uPVC obscure double glazed window to rear elevation, electric radiator, modern fitted two piece white suite comprising low level W.C and wash hand basin with mixer tap over set into cupboard unit, luxury wood effect vinyl flooring, sunken spotlighting, extractor fan.

FIRST FLOOR

LANDING

Access to loft space, electric radiator, built in airing cupboard housing hot water cylinder, built in storage cupboard housing heat recovery system, communicating doors to:

MASTER BEDROOM

15' 2" x 12' 6" (4.62m x 3.81m) uPVC double glazed window to front elevation, electric radiator, two built in double wardrobes, door to:

ENSUITE

uPVC obscure double glazed window to front elevation, electric heated towel rail, modern fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over set into drawer unit, fully tiled double shower cubicle with fitted shower over, tiled to all splash areas, tiled flooring, sunken spotlighting, extractor fan.

BEDROOM TWO

13' x 10' 6" (3.96m x 3.2m) uPVC double glazed window to front elevation with fitted shutter blind, electric radiator.

BEDROOM THREE

10' 7" x 10' 6" (3.23m x 3.2m) uPVC double glazed window to rear elevation, electric radiator.

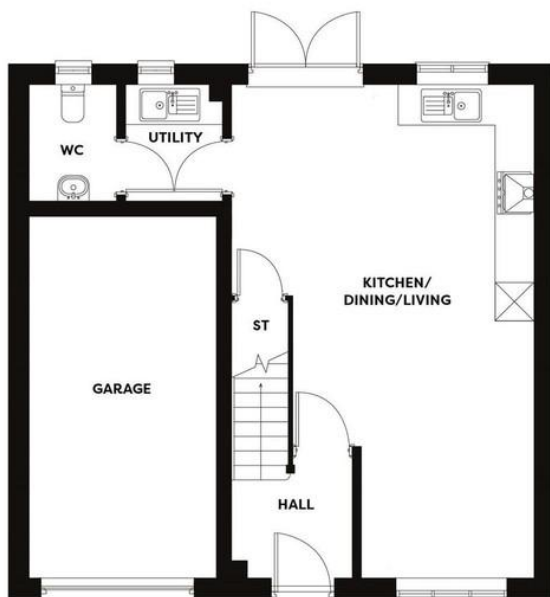
BEDROOM FOUR

12' 9" x 7' 4" (3.89m x 2.24m) uPVC double glazed window to rear elevation, electric radiator.

BATHROOM

uPVC obscure double glazed window to rear elevation, electric heated towel rail, modern fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over set into drawer unit, panelled bath with mixer tap over plus fitted shower over, tiled to all splash areas, tiled flooring, sunken spotlighting, extractor fan.





Ground Floor



First Floor

EXTERNALLY

FRONT

Mainly laid to lawn with paved pathway to entrance door, driveway providing off road parking for two vehicles with E.V charging point, gated access to side leading to:

REAR GARDEN

Generous fully enclosed rear garden backing onto open fields and woodland, initial paved patio area with outside tap, mainly laid to lawn.

GARAGE

Generous larger than average garage, up and over door, power and light connected, fully insulated and skimmed ideal for conversion to further accommodation (STPP).

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

10 Market Square
Potton
Bedfordshire
SG19 2NP

T: 01767 262729

E: potton@kennedyestateagents.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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