



Kennedy & Co.

Bickerdikes Gardens, Sandy

SG19 1UX

EPC: C

£585,000

- Five Bedroom Substantial Detached Residence
- Spacious Reception Hallway With Modern Cloakroom
- Generous 19ft Sitting Room
- Excellent 19ft Modern Kitchen/Breakfast Room
- Open Plan Dining Room
- Utility Room and Ground Floor Study
- Re-Fitted Modern Family Shower Room
- Excellent 19ft Master Bedroom With Re-Fitted En-Suite Bathroom



A rare and unique opportunity to purchase this very well presented and hugely spacious five bedroom substantial detached residence, located in a highly sought after and popular area of Sandy overlooking a small open green, boasting large and very versatile accommodation with a double garage with power and light connected, situated on a generous corner plot with ample off road parking.

This fine property itself boasts versatile ground floor accommodation including a spacious reception hallway with modern re-fitted cloakroom, study, generous 19ft sitting room, open plan dining room, and modern re-fitted 19ft kitchen with a separate utility room.

The first floor boasts a very spacious 19ft master bedroom with a re-fitted modern en-suite bathroom, three further double bedrooms, single bedroom and a re-fitted modern three piece shower room.

Other benefits include uPVC double glazing throughout, fitted shutter blinds and Venetian blinds to most windows, and gas to radiator central heating.

Externally this superb family home benefits from a front garden, driveway providing off road parking for two vehicles, double garage with power & light connected, and a generous fully enclosed well established rear garden.

Early viewings are strongly advised to appreciate this exclusive home.

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

Feature composite double entrance door to:

RECEPTION HALL

Single panel radiator, stairs rising to first floor with built in under stairs storage cupboard, laminated wood effect flooring, coving to ceiling, communicating doors to:

CLOAKROOM

uPVC obscure double glazed window to front elevation, single panel radiator, re-fitted two piece white suite comprising of low level W.C and wash hand basin with mixer tap over set into cupboard unit, tiling to half height to all elevations, tiled flooring.

STUDY

9' 8" x 8' 9" (2.95m x 2.67m) uPVC double glazed window to front elevation with fitted shutter blind, single panel radiator, laminated wood effect flooring, coving to ceiling.

SITTING ROOM

19' 7" x 11' 5" (5.97m x 3.48m) Triple aspect room, uPVC double glazed windows to both side elevations and front elevation all with fitted shutter blinds, two single panel radiators, feature living flame gas fireplace with marble hearth and stone surround, coving to ceiling, double doors to:

DINING ROOM

11' 4" x 11' 4" (3.45m x 3.45m) uPVC double glazed French doors to rear elevation with fitted blinds, double panel radiator, feature tiled flooring, coving to ceiling, open plan design to:

KITCHEN/BREAKFAST ROOM

19' 2" x 11' 4" (5.84m x 3.45m) uPVC double glazed window to rear elevation and uPVC double glazed French doors to rear elevation with fitted blinds, re-fitted kitchen comprising one and a half bowl sunken stainless steel sink units with flexible mixer tap over, solid granite work surfaces with integrated drainer, range of base units incorporating built in stainless steel oven, built in stainless steel four burner gas hob, built in dishwasher with matching door, space for American style fridge/freezer, built in breakfast bar, further range of matching wall mounted units incorporating fitted stainless steel extractor hood, continued tiled flooring, coving to ceiling.

UTILITY ROOM

8' 8" x 5' 3" (2.64m x 1.6m) Timber door to side elevation, single panel radiator, fitted utility room comprising of one bowl stainless steel sink/drain unit with mixer tap over, fitted work surfaces, matching base units incorporating space and plumbing for washing machine, space for tumble dryer and space for fridge, tiled to all splash areas, further range of wall units incorporating hidden wall mounted gas boiler, extractor fan, tiled flooring.

FIRST FLOOR

LANDING

Single panel radiator, access to loft space, built in airing cupboard housing hot water cylinder, communicating doors to:

MASTER BEDROOM

19' 6" x 10' 3" (5.94m x 3.12m) uPVC double glazed window to front elevation with fitted shutter blind, single panel radiator, fitted ceiling fan, coving to ceiling, door to:

ENSUITE

uPVC double glazed obscure window to side elevation, chrome wall mounted heated towel rail, re-fitted modern three piece white suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap and fitted shower over, tiled to all splash areas, tiled flooring, extractor fan, sunken spotlighting.

BEDROOM TWO

11' 5" x 11' 4" (3.48m x 3.45m) uPVC double glazed window to rear elevation with fitted blind, single panel radiator, built in double wardrobe, laminated wood effect flooring.

BEDROOM THREE

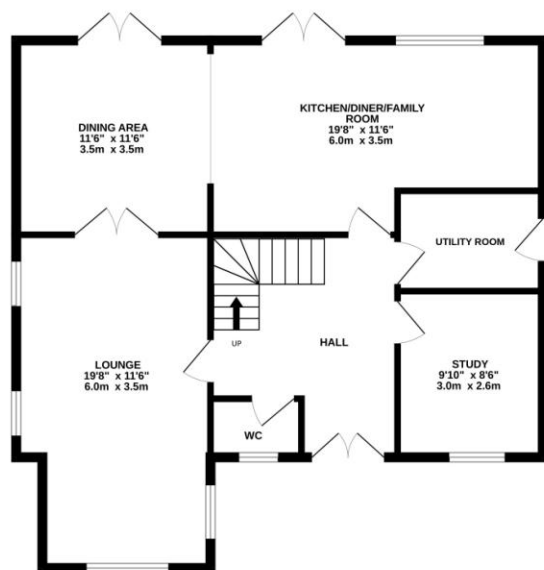
14' 10" x 8' 1" (4.52m x 2.46m) uPVC double glazed window to rear elevation with fitted blind, single panel radiator, built in double wardrobe

BEDROOM FOUR

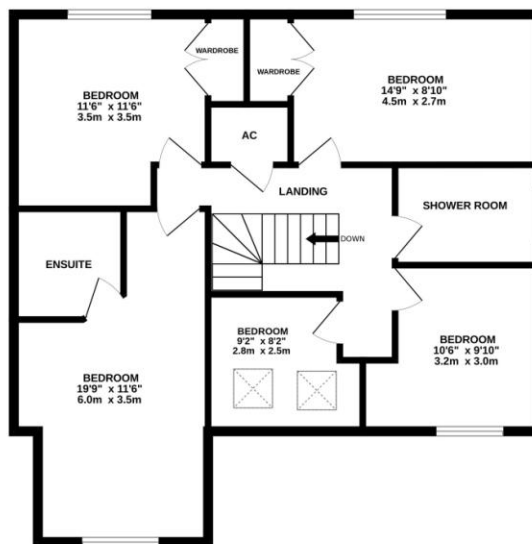
10' 5" x 9' 9" (3.18m x 2.97m) uPVC double glazed window to front elevation with fitted shutter blind, double panel radiator.



GROUND FLOOR
836 sq.ft. (77.7 sq.m.) approx.



1ST FLOOR
837 sq.ft. (77.7 sq.m.) approx.



TOTAL FLOOR AREA : 1673 sq.ft. (155.4 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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COUNCIL TAX BAND Tax band F
TENURE Freehold
LOCAL AUTHORITY Central Bedfordshire Council

BEDROOM FIVE

8' 7" x 7' 10" (2.62m x 2.39m) Two double glazed Velux windows, single panel radiator.

SHOWER ROOM

uPVC obscure double glazed window to side elevation, chrome wall mounted heated towel rail, re-fitted modern three piece white suite comprising of low level W.C, wash hand basin with mixer tap over, fully tiled double shower enclosure with fitted rain shower over, tiled to all elevations, tiled flooring, extractor fan.

EXTERNALLY

FRONT

Mainly laid to lawn with established trees and shrubs, paved pathway to entrance door.

REAR GARDEN

Fully enclosed rear garden, initial raised timber decking area with outside tap, plus paved patio seating area with timber pergola over, mainly laid to lawn with established tree and shrub borders, paved pathway and rear access gate leading to:

DOUBLE GARAGE

Double garage with two up and over doors, power and light connected, storage space in roof eaves.

Shingled driveway in front providing off road parking for two vehicles.

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