



# Kennedy & Co.

20 Woodpecker Way, Sandy

SG19 2SQ

EPC: D

Offers Over £550,000

- Substantial Five Double Bedroom Detached Home
- Generous Entrance Hall With Modern Cloakroom
- Very Spacious 24ft Lounge and Separate Dining Room
- Stunning 24ft x 20ft Luxury Re-Fitted Kitchen
- Separate Modern Utility Room
- Fantastic 24ft Master Bedroom With Dressing Area & Re-Fitted En-Suite
- Generous 16ft Guest Bedroom With Modern En-Suite



A truly excellent opportunity to purchase this very spacious, versatile and much improved five double bedroom detached substantial family home, boasting very generous accommodation over three floors, including a stunning 24ft x 20ft re-fitted luxury kitchen/breakfast room with built in 'Neff' appliances and much larger than average 24ft sitting room, offered in brilliant condition throughout situated on a corner plot in a quiet location within an ever popular location in Sandy.

The property briefly boasts a generous reception entrance hallway with modern fitted cloakroom, spacious dining room, absolutely stunning 24ft x 20ft 'L' shaped luxury re-fitted modern kitchen/breakfast room, and separate modern utility room.

The first floor benefits from a much larger than average 24ft sitting room with Juliet balcony, and a superb 24ft master bedroom suite with dressing area and re-fitted modern FOUR piece en-suite bathroom.

Other benefits include uPVC double glazing throughout, gas to radiator central heating with replaced boiler, and solar

panelling on the roof.

The second floor offers an excellent 16ft guest bedroom with further modern en-suite shower room, three further double bedrooms, and a modern fitted family bathroom.

Externally this superb home benefits from an easy maintenance front and side gardens, fully enclosed easy maintenance rear garden, driveway providing off road parking for two vehicles plus further gated secure off road parking for a further two vehicles, and a fully insulated and alarmed 16ft x 14ft home gym/office with bi-folding doors which could be changed back to a double garage if needed.

### **PARTICULARS**

Replaced composite obscure double glazed entrance door to:

### **RECEPTION HALL**

Two single panel radiators, stairs rising to first floor, laminated wood effect flooring, alarm control panel, Hive heating control, coving to ceiling, communicating doors to:

### **CLOAKROOM**

uPVC obscure double glazed window to side elevation with fitted shutter blind, chrome wall mounted heated towel rail, modern two piece white suite comprising low level W.C and wash hand basin with mixer tap over, tiled to half height to all elevations, tiled flooring.

### **KITCHEN/BREAKFAST ROOM**

24' 5" x 20' (7.44m x 6.1m) 'L' shaped. Triple aspect room, uPVC double glazed windows to front, rear and side elevations all with fitted shutter blinds, plus uPVC double glazed French doors to rear elevation, two double panel radiators, stunning luxury kitchen re-fitted less than 12 months ago comprising one and a half bowl composite sink/drainage unit with mixer tap over, solid Quartz work surfaces, range of soft-close base units incorporating two built in 'Neff' stainless steel ovens with hide and slide doors, built in 'Neff' five burner stainless steel gas hob, built in 'Neff' dishwasher, space for American style fridge/freezer, large double unit with pocket doors and space for microwave and other small appliances, Quartz backdrop to all splash areas, further range of soft-close wall mounted units with under unit lighting incorporating fitted feature 'Neff' glass extractor hood,

further range of units including glass display cabinets with spotlighting and built in fridge with matching door, ideal space for table with built in seating bench, sunken spotlighting, luxury vinyl tiled flooring.

### **DINING ROOM**

11' 9" x 9' 6" (3.58m x 2.9m) uPVC double glazed window to front elevation with fitted shutter blind, double panel radiator, solid wooden flooring, coving to ceiling.

### **UTILITY ROOM**

6' 7" x 5' 10" (2.01m x 1.78m) uPVC double glazed door to rear elevation, single panel radiator, modern fitted utility room comprising one bowl stainless steel sink/drainers unit with mixer tap over, rolled top worksurfaces, range of base units incorporating space and plumbing for washing machine and space for tumble dryer, tiled to all splash areas, further range of wall mounted units incorporating recently replaced wall mounted gas boiler by British Gas, tiled flooring, extractor fan.

### **FIRST FLOOR - LANDING**

uPVC double glazed window to front elevation with fitted

shutter blind, double panel radiator, stairs rising to second floor, built in airing cupboard housing 'Mega-Flo' hot water cylinder, solid wood flooring, coving to ceiling, communicating doors to:

### **SITTING ROOM**

24' 6" x 10' 8" (7.47m x 3.25m) Triple aspect room, uPVC double glazed windows to both front and side elevations with fitted shutter blinds, uPVC double glazed French doors with fitted shutter blinds leading to Juliet balcony to rear elevation, two double panel radiators, solid wood flooring, coving to ceiling.

### **MASTER BEDROOM**

24' 5" x 9' 6" (7.44m x 2.9m) Triple aspect room, uPVC double glazed windows to front, side and rear elevations all with fitted shutter blinds, double panel radiator and single panel radiator, three built in double wardrobes, coving to ceiling, door to:

### **ENSUITE**

uPVC obscure double glazed window to rear elevation with fitted shutter blind, chrome wall mounted heated towel rail,

re-fitted four piece modern white suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap over plus fully tiled shower cubicle with fitted shower over, tiled to all splash areas, tiled flooring, extractor fan.

### **SECOND FLOOR - LANDING**

uPVC double glazed window to front elevation with fitted shutter blind, single panel radiator, coving to ceiling, communicating doors to:

### **GUEST BEDROOM**

16' 10" x 10' 7" (5.13m x 3.23m) uPVC double glazed window to rear elevation with fitted shutter blind, double panel radiator, coving to ceiling, access to loft space, door to:

### **ENSUITE**

Chrome wall mounted heated towel rail, modern fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over, fully tiled shower cubicle with fitted shower over, tiled to all elevations, tiled flooring.





**Ground Floor**



**First Floor**



**Second Floor**

**BEDROOM THREE**

12' 1" x 9' 8" (3.68m x 2.95m) uPVC double glazed window to rear elevation with fitted shutter blind, single panel radiator, built in double wardrobe, coving to ceiling.

**BEDROOM FOUR**

10' 1" x 9' 10" (3.07m x 3m) uPVC double glazed window to front elevation with fitted shutter blind, single panel radiator, built in double wardrobe, coving to ceiling.

**BEDROOM FIVE**

10' 8" x 7' 4" (3.25m x 2.24m) uPVC double glazed window to rear elevation with fitted shutter blind, double panel radiator, coving to ceiling.

**BATHROOM**

uPVC obscure double glazed window to rear elevation with fitted shutter blind, chrome wall mounted heated towel rail, modern fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap over plus fitted shower over, tiled to all elevations, tiled flooring, built in storage recess with shelving and cupboard.

**OFFICE**

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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

**EXTERNALLY**

**FRONT**

Laid to slate shingle to front and to the side, paved pathway to entrance door.

**REAR GARDEN**

Fully enclosed easy maintenance rear garden, initial paved patio area with timber store and gated access to generous storage area to side, step up to large paved area laid to Indian Sandstone, shingled area and raised timber decking seating area with established tree and shrub borders, open plan design to secure mono-block paved off road parking for two vehicles behind large double gates, further mono-block paved off road parking for two vehicles in front of double gates, access to:

**HOME GYM/OFFICE DOUBLE GARAGE**

16' x 14' 10" (4.88m x 4.52m) Excellent insulated and alarmed home gym with double glazed bi-folding doors to front, power and light connected, laminated wood effect flooring, sunken spotlighting, multiple power points, cabled for internet, storage in roof space, could be reverted to a double garage.

**AGENTS NOTE**

Since the EPC was issued, our vendors have installed a new boiler which is approximately a year old.

**COUNCIL TAX BAND Tax band G**

**TENURE Freehold**

**LOCAL AUTHORITY Central Bedfordshire Council**