



Kennedy & Co.

7 Birch Grove, Sandy

SG19 1NG

EPC: D

£439,950

- Highly Sought After Four Bedroom Detached Home
- Entrance Hall With Re-Fitted Shower Room
- Spacious 15ft Lounge
- Separate Dining Room
- Conservatory
- Fitted Kitchen
- Spacious Four Piece First Floor Bathroom
- Driveway Providing Off Road Parking For 2 Cars
- Garage Space
- Front and Rear Gardens



A superb opportunity to purchase this highly desirable spacious four bedroom detached family home, which is situated within a sought after and rarely available quiet cul-de-sac location within easy walking distance of the town centre, benefitting from generous reception rooms, spacious bedrooms and two bathrooms.

This fantastic property briefly boasts an entrance hall with generous modern fitted shower room, spacious 15ft lounge, separate dining room, conservatory, fitted modern kitchen, spacious four piece first floor family bathroom, 14ft master bedroom and 13ft guest bedroom.

Other benefits include uPVC double glazing throughout, and gas to radiator central heating.

Externally this excellent home benefits from a generous front garden with mono-block paved driveway for two cars, garage space with power and

light connected, and a fully enclosed well maintained rear garden.

Early viewings are strongly encouraged.

PARTICULARS

Entrance canopy with uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Single panel radiator, stairs rising to first floor with built in under stairs storage cupboard, tiled flooring, communicating doors to:

SHOWER ROOM

Double panel radiator, fitted modern three piece white suite comprising low level W.C, wash hand basin, fully tiled shower cubicle with fitted shower over, tiled to all splash areas, tiled flooring, extractor fan.

LOUNGE

15' x 10' 10" (4.57m x 3.3m) uPVC double glazed window to front elevation, double panel radiator, feature living flame gas fireplace with marble hearth and surround, solid oak wooden flooring, coving to ceiling, double doors to:

DINING ROOM

12' x 9' 1" (3.66m x 2.77m) Double panel radiator, continued solid oak wooden flooring, coving to ceiling, door to kitchen plus uPVC double glazed French doors to:

CONSERVATORY

12' 5" x 8' 5" (3.78m x 2.57m) uPVC conservatory, vinyl wood effect flooring, door to garden.

KITCHEN

11' 6" x 8' 10" (3.51m x 2.69m) Dual aspect room, uPVC double glazed window to rear elevation and

uPVC double glazed door to side elevation, fitted kitchen comprising of one and a half bowl stainless steel sink/drainage unit with mixer tap over, rolled top work surfaces, range of base units incorporating built in stainless steel double oven, built in four burner electric hob, space and plumbing for dishwasher, space and plumbing for washing machine, space for fridge/freezer, tiled to all splash areas, further range of wall units, tiled flooring, wall mounted gas boiler.

FIRST FLOOR

LANDING

uPVC double glazed window to side elevation, access to loft space, coving to ceiling, communicating doors to:

MASTER BEDROOM

14' x 10' (4.27m x 3.05m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling.

BEDROOM TWO

13' 8" x 9' (4.17m x 2.74m) Two uPVC double glazed windows to front elevation, single panel radiator, coving to ceiling.

BEDROOM THREE

10' x 10' (3.05m x 3.05m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling.

BEDROOM FOUR

9' 1" x 7' 2" (2.77m x 2.18m) uPVC double glazed window to rear elevation, single panel radiator, built in airing cupboard housing hot water cylinder, coving to ceiling.

BATHROOM

Two uPVC obscure double glazed windows to rear elevation, fitted four piece white suite comprising of low level W.C, wash hand basin with mixer tap over,

panelled bath with mixer tap and shower attachment over, fully tiled shower cubicle with fitted rain shower over, fully tiled to all elevations, tiled flooring, coving to ceiling.

EXTERNALLY

FRONT

Mainly laid to lawn with mono-block paved driveway providing off road parking for 2 vehicles, gated access to side leading to:

REAR GARDEN

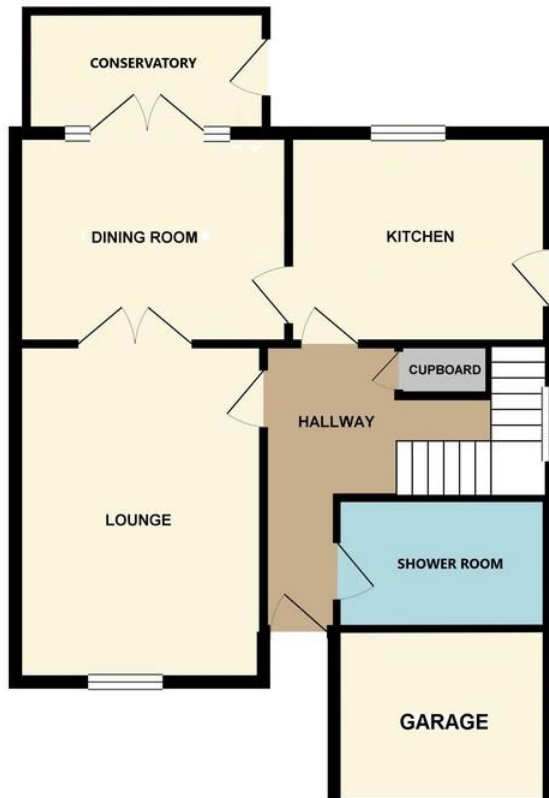
Fully enclosed well maintained rear garden, initial paved patio area with outside tap, mainly laid to lawn with tree and shrub borders, greenhouse.

GARAGE SPACE

Up and over door, power and light connected.



GROUND FLOOR



1ST FLOOR



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.

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

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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