



# Kennedy & Co.

9 Western Way, Sandy

SG19 1DR

EPC: C

£385,000

- Greatly Extended Four Bedroom Semi-Detached Home
- Hugely Spacious & Versatile Accommodation
- Generous 22ft x 17ft Lounge/Diner
- Very Spacious 21ft x 12ft Family Room
- Spacious Modern Kitchen & Separate Utility Room
- 13ft Snug/Study
- Modern Family Bathroom
- En-Suite To Master Bedroom
- Garage & Driveway





A fantastic opportunity to purchase this excellent greatly extended four bedroom semi-detached substantial family home, boasting hugely versatile accommodation with generous room sizes, cloakroom, utility room and en-suite, plus a mono-block driveway providing parking for two vehicles and garage with power and light, situated in a quiet sought after location within Sandy.

This superb property briefly boasts an entrance hallway with cloakroom, very spacious 22ft x 17ft 'L' shaped lounge/diner, modern kitchen, very generous 21ft x 12ft family room, separate utility room, and further 13ft snug/study.

The first floor benefits from four bedrooms, including a master bedroom with en-suite shower room, and modern fitted family bathroom.

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

Externally this brilliant property benefits from a mono-block paved driveway for two vehicles, fully enclosed rear garden with summer house and greenhouse/potting shed, and single garage with power and light connected.

Early viewings are strongly encouraged.

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**

uPVC obscure double glazed entrance door to:

### **ENTRANCE HALL**

Single panel radiator, tiled flooring, communicating doors to:

### **CLOAKROOM**

uPVC obscure double glazed window to side elevation, feature column radiator with towel rail over, fitted two piece suite comprising low level W.C and wash hand basin with mixer tap over, tiled to all splash areas, tiled flooring.

### **LOUNGE/DINER**

22' 4" x 17' 10" (6.81m x 5.44m) 'L' Shaped. Dual aspect room, uPVC double glazed windows to both front and side elevations, double panel radiator, feature fireplace with marble hearth, coving to ceiling, stairs rising to first floor, open plan design to family room plus doorway to:

## KITCHEN

12' x 11' (3.66m x 3.35m) uPVC double glazed window to front elevation and picture window through to family room, fitted modern kitchen comprising one and a half bowl stainless steel glass topped sink/drainers unit with mixer tap over, rolled top work surfaces, range of fitted base units incorporating space and plumbing for dishwasher, built in stainless steel double oven, built in four burner ceramic hob, space for American style fridge/freezer, tiled to all splash areas, further range of wall mounted units incorporating glass curved extractor hood, vinyl tiled flooring, coving to ceiling.

## FAMILY ROOM

21' 3" x 12' 9" (6.48m x 3.89m) Several uPVC double glazed windows to rear elevation and uPVC double glazed French doors to rear elevation, three skylight windows, two double panel radiators, laminated wood effect flooring, door to:

## UTILITY ROOM

9' 3" x 7' 10" (2.82m x 2.39m) Feature strip panel radiator, fitted utility room comprising one bowl ceramic sink unit with mixer tap over, rolled top work surfaces, range of fitted base units incorporating space for fridge/freezer, space and plumbing for washing machine, space for tumble dryer, tiled flooring, built in storage cupboard, personnel door to garage and door to:

## SNUG/STUDY

13' 1" x 8' 3" (3.99m x 2.51m) uPVC double glazed sliding patio doors to side elevation, skylight window, single panel radiator, feature tiled flooring, hidden wall mounted gas combi boiler.

## FIRST FLOOR

## LANDING

Access to loft space, built in storage cupboards,

communicating doors to:

## MASTER BEDROOM

13' 7" x 11' 6" (4.14m x 3.51m) Dual aspect room, uPVC double glazed windows to both front and rear elevations, two single panel radiators, built in mirrored floor to ceiling sliding wardrobes, open plan design to:

## ENSUITE

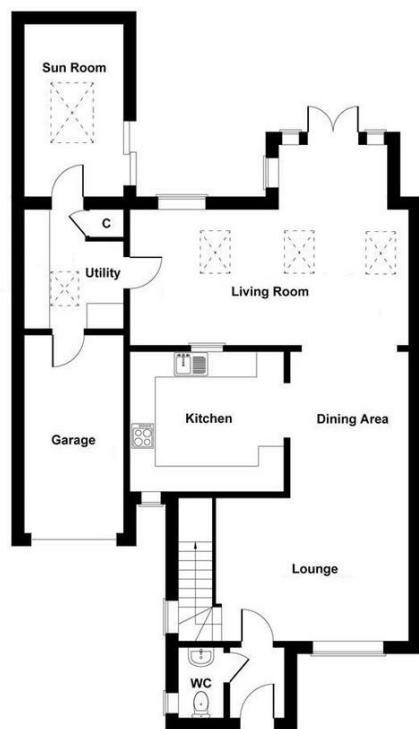
uPVC obscure double glazed window to rear elevation, fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, fully tiled shower cubicle with fitted shower over, tiled to all splash areas, tiled flooring.

## BEDROOM TWO

12' x 8' (3.66m x 2.44m) uPVC double glazed window to front elevation, single panel radiator, built in sliding wardrobes, fitted ceiling fan.







GROUND FLOOR



FIRST FLOOR

**COUNCIL TAX BAND** Tax band D  
**TENURE** Freehold  
**LOCAL AUTHORITY** Central Bedfordshire Council

### BEDROOM THREE

10' 1" x 8' 6" (3.07m x 2.59m) uPVC double glazed window to rear elevation, single panel radiator, two built in double wardrobes.

### BEDROOM FOUR

8' 10" x 7' 5" (2.69m x 2.26m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard.

### BATHROOM

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 with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap and fitted shower over, tiled to all splash areas, vinyl flooring.

### EXTERNALLY

#### FRONT

Mono-block paved driveway providing off road parking for two vehicles, tree and shrub beds.

#### REAR GARDEN

Fully enclosed rear garden, initial paved patio area with outside tap, mainly laid to lawn with tree and shrub borders, feature sunken fishpond with cascading waterfall, timber summerhouse and greenhouse/potting shed both with power connected.

#### GARAGE

Up and over door, power and light connected.

### 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.