



## Church End

Everton, SG19 2JZ

- Beautifully presented
- Five Bedrooms
- Two En-suites
- Family Bathroom

Asking Price Of £625,000

**Kennedy**  
&co.



A beautifully extended detached home in one of the best locations within the district. This fabulous home is set down a no through road of mixed properties of different characters, some dating back to the 18th century. There are plenty of countryside walks and local amenities along with easy reach to the larger town of Sandy providing excellent access for the commuter.

Our clients have without doubt put a large amount of time and expense bringing this family home up to what is expected for modern living.

Extended in recent years providing five bedrooms, two with en-suites and a family bathroom. The extension also incorporates a kitchen/day room that is impressive in size as well as quality with full length sliding patio doors to the patio garden. A large and pleasant lounge with open fire, a re-fitted cloakroom, oak internal doors throughout and a re-fitted oak staircase complementing the works carried out.

## **PARTICULARS**

Double glazed door with frosted lead light panel into:

### **HALLWAY**

Large in size. Oak stairs rising to the first floor. Radiator with cover. Dado rail and coving to the ceiling. Door to the garage.

### **CLOAKROOM**

Vanity unit housing the wash hand basin with storage cupboards under. Slated timber splash guarding. W.C. Touch light to the mirror. Double glazed frosted window to the side. Chrome towel rail.

### **KITCHEN/DAY ROOM**

18' 5" x 16' 6" (5.61m x 5.03m) Sliding full length double glazed patio doors to the garden/patio area. Impressive fully fitted kitchen in high gloss. A good range of base and wall mounted units with quartz work tops and splash guarding and additional oak to the remaining wall to the sink area with drainer and mixer tap. Two AEG ovens, plate warmer, microwave oven with integral dishwasher. Full length fridge and separate freezer. An impressive centre island with quartz work top rolled down on both sides (waterfall). Within the island are storage cupboards to both sides, induction hob and power points. Extended into a breakfast bar (see photograph). Good sized dining area with double glazed window to the side. Oak effect tiling to the floor with under floor heating.

### **LOUNGE**

21' x 12' 8" (6.4m x 3.86m) Open fire within a brick built surround, timber mantle and tiled hearth. Three large radiators. Box bay with double glazed windows to the front and side. A second double glazed window to the side, making this a bright and airy room. Coving to the ceiling.

## LANDING

Double glazed window to the side. Radiator. Coving to the ceiling. Access to the insulated loft space.

## BEDROOM 1

12' 7" x 11' 7" (3.84m x 3.53m) Double glazed box bay window to the front and double glazed window to the side. Radiator. Fitted wardrobes.

## ENSUITE

Double wash hand basin within a full length vanity unit with cupboards under. Large rainwater and hand fossette shower within a cubicle. Heated towel rail. Low level W.C. Double glazed frosted window to the side. Fully tiled.

## BEDROOM TWO

16' 6" x 10' 5" (5.03m x 3.18m) Double glazed windows to the rear and side elevations. Radiator.

## ENSUITE

Newly fitted with vanity unit housing the wash hand basin and drawers under. . Large walk in shower, glass screen, rainwater shower and additional hand fossette. Low level. W.C. Heated towel rail. Double glazed frosted window to the rear. Extractor. Fully tiled to walls and floor.

## BEDROOM THREE

12' 8" x 9' 6" (3.86m x 2.9m) Double glazed box bay window to the side. Radiator.

## BEDROOM FOUR

11' 10" x 9' 7" (3.61m x 2.92m) Double glazed window to the rear. Radiator. Fitted double wardrobes.

## BEDROOM FIVE

10' 7" x 9' 7" (3.23m x 2.92m) Double glazed window to the front. Radiator.

## BATHROOM

Newly fitted with a vanity unit housing the wash hand basin with drawers under. Large walk in shower with glass screen and rainwater shower with hand fossette. Low level W.C. Full height radiator. Extractor. Fully tiled to the walls and floor. Motion-lit mirror with shaver point.

## GARAGE

Larger than average with electric roller doors. Also used as a utility area with stainless steel sink and drainer. Base units. Plumbing for washer and tumble dryer. Additional space for freezer. 'Ideal' boiler approx. 8 years old, with large pressurised hot water tank with additional expansion tank providing a good supply of hot water servicing the use of all three bathrooms. Door into the hallway.

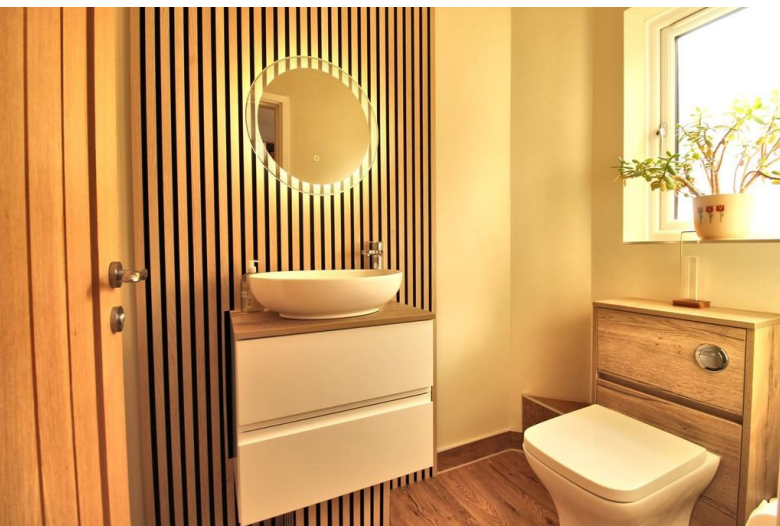
## GARDENS

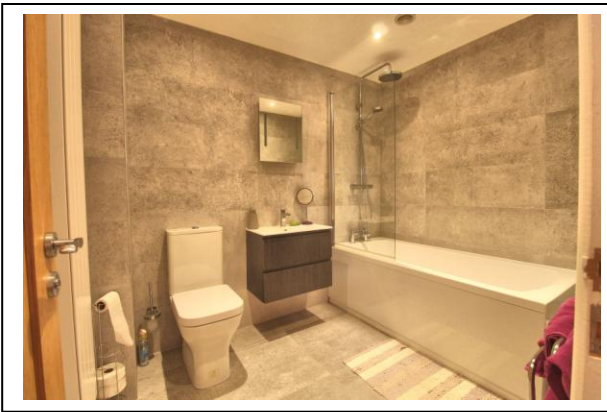
To the front of the property - Mono bloc drive with parking for three plus vehicles. Electric car charger. Lawn to the front and side of the property.

To the rear of the property - Patio area with raised borders, Outside tap, Power available for hot tub and air conditioning if required.

## AGENTS NOTE

The client advises, planning is in place to increase the size of the front of the property on the ground floor with sun terrace above (ask agent for further details).





Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of areas, volumes, heights and other data should be regarded as approximate and not intended for any legal purpose or any contract. They shall be for guidance purposes only, and should be used as such for any planning purposes. The floorplan, pictures and descriptions shown here are not intended to be a guarantee.

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**COUNCIL TAX BAND**  
Tax band F

**TENURE**  
Freehold

**LOCAL AUTHORITY**  
Central Bedfordshire Council

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         | 82 B      |
| 69-80 | C             | 73 C    |           |
| 55-68 | D             |         |           |
| 39-54 | E             |         |           |

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