



Kennedy & Co.

Cedar Gardens, Sandy

SG19 1EY

EPC: D

O.I.E.O £575,000

- Substantial Five Double Bedroom Detached Home
- Entrance Hall With Modern Cloakroom
- Generous 21ft Lounge
- Separate 14ft Dining Room
- uPVC Double Glazed Conservatory
- 14ft Modern Kitchen With Separate Utility Room
- En-Suite To Master Bedroom & Family Bathroom
- Established Front and Rear Gardens



A very rare opportunity to purchase this hugely spacious substantial five double bedroom family home, boasting very generous accommodation and a double garage with electric door, situated in an enviable position in a highly sought after quiet cul-de-sac location within easy walking distance of the town centre and train station.

This fine home briefly boasts a spacious entrance hall with modern cloakroom, generous 21ft lounge, separate 14ft dining room, uPVC double glazed conservatory, modern 14ft kitchen with separate utility room, first floor family bathroom and en-suite shower room to the master bedroom.

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

Externally the property benefits from a mono-block paved driveway providing off road parking for two

vehicles, established front garden, 16ft x 16ft double garage with power and light connected and electric door, plus a very well maintained easy maintenance rear garden.

Internal viewings are highly recommended.

PARTICULARS

Covered entrance porch with uPVC double glazed entrance door to:

ENTRANCE HALL

uPVC double glazed window to front elevation, single panel radiator, stairs rising to first floor, communicating doors to:

CLOAKROOM

uPVC obscure double glazed window to front elevation, re-fitted two piece suite comprising low level

W.C, wash hand basin with mixer tap over set into cupboard unit, tiled to all splash areas, vinyl tiled effect flooring.

LOUNGE

21' 2" x 11' 8" (6.45m x 3.56m) Dual aspect room, uPVC double glazed window to front elevation, two double panel radiators, uPVC double glazed sliding patio doors to:

CONSERVATORY

11' 2" x 10' (3.4m x 3.05m) uPVC double glazed conservatory, door to garden, power & light points, vinyl flooring.

DINING ROOM

14' 2" x 10' 6" (4.32m x 3.2m) uPVC double glazed sliding patio doors to rear elevation, single panel radiator, serving hatch to kitchen.

KITCHEN

14' 2" x 9' 1" (4.32m x 2.77m) uPVC double glazed window to rear elevation, single panel radiator, fitted modern kitchen comprising of one and a half bowl sink drainer unit with mixer tap over, rolled top work surfaces, range of base units incorporating space for fridge/freezer, space for cooker, space and plumbing for dishwasher, tiling to splash areas, range of wall mounted units incorporating fitted stainless steel extractor hood, built in breakfast bar, wall mounted gas boiler, laminated wood effect flooring, built in pantry cupboard, door to:

UTILITY ROOM

6' 5" x 6' (1.96m x 1.83m) uPVC double glazed window to side elevation and uPVC obscure double glazed door to front elevation, single panel radiator, fitted utility room comprising one bowl sink/drain unit, rolled top work surface, space and plumbing for washing machine, tiled to all splash areas, laminated wood effect flooring.

FIRST FLOOR

LANDING

uPVC double glazed window to front elevation, single panel radiator, access to loft space, built in airing cupboard housing hot water cylinder, communicating doors to:

MASTER BEDROOM

12' 10" x 11' 5" (3.91m x 3.48m) uPVC double glazed window to rear elevation, single panel radiator, door to:

ENSUITE

uPVC obscure double glazed window to side elevation, wall mounted heated towel rail, fitted three piece suite comprising low level W.C, wash hand basin, fully tiled shower cubicle with fitted shower over, tiled to all splash areas, laminated wood effect flooring.

BEDROOM TWO

13' x 11' 1" (3.96m x 3.38m) uPVC double glazed window to rear elevation, single panel radiator, built in double and single wardrobes with cupboard space over.

BEDROOM THREE

16' 2" x 8' 8" (4.93m x 2.64m) Dual aspect room, uPVC double glazed windows to both front and rear elevations, single panel radiator.

BEDROOM FOUR

11' 1" x 7' 10" (3.38m x 2.39m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard.

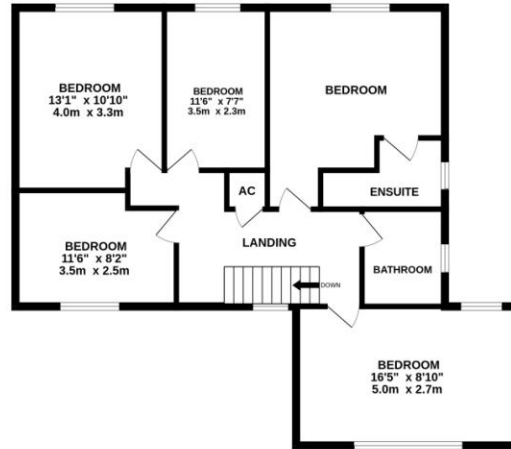
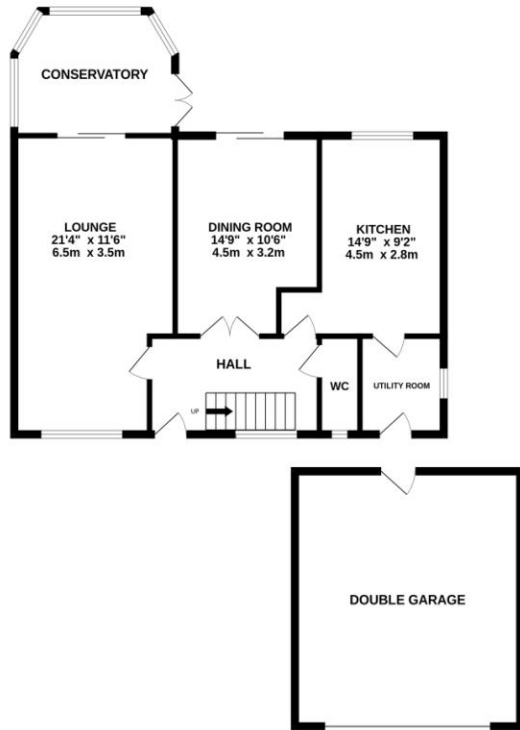
BEDROOM FIVE

11' 3" x 7' 7" (3.43m x 2.31m) uPVC double glazed window to rear elevation, single panel radiator.



GROUND FLOOR
1056 sq.ft. (98.1 sq.m.) approx.

1ST FLOOR
823 sq.ft. (76.5 sq.m.) approx.



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

TOTAL FLOOR AREA : 1879 sq.ft. (174.6 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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BATHROOM

uPVC double glazed obscure window to side elevation, chrome wall mounted heated towel rail, fitted three piece suite comprising of low level W.C, wash hand basin, panelled bath with fitted shower over, fully tiled to all splash areas.

EXTERNALLY

FRONT

Mono-block paved driveway providing off road parking for two vehicles, laid to lawn area with established tree and shrub borders, covered gated access to side leading to:

REAR GARDEN

Fully enclosed well maintained easy maintenance rear garden, mainly laid to shingle, initial generous paved patio area with outside tap, established tree and shrub beds, raised timber decking seating area, hidden working area with timber shed, ideal for growing vegetables etc, personnel door to:

DOUBLE GARAGE

16' 9" x 16' 3" (5.11m x 4.95m) Electric up and over door, window to rear elevation, power and light connected.

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