



Kennedy & Co.

5 Goldfinch Drive, Sandy

SG19 2SA

EPC: D

£475,000

- Very Spacious & Versatile Executive Home
- Entrance Hall With Cloakroom
- Separate Study & Dining Room
- Excellent Re-Fitted Modern 19ft Kitchen/Breakfast Room With Re-Fitted Utility Room
- Generous 15ft x 14ft Lounge
- Five Bedrooms With Four Large Double Rooms
- Four Piece Family Bathroom & Second Floor Shower Room
- Superb 17ft Master Bedroom With Spacious En-Suite



A truly superb opportunity to purchase this excellent, very versatile and very spacious three storey five bedroom modern home, benefitting from four very large double bedrooms, an excellent very generous 19ft re-fitted kitchen/breakfast room and spacious 15ft x 14ft lounge, occupying a generous corner plot with driveway for three cars and detached double garage with power and light connected, plus a larger than average rear garden.

This fantastic property briefly boasts excellent accommodation over three floors. The ground floor includes a generous entrance hall, modern cloakroom, separate dining room, study, 15ft x 14ft sitting room, modern re-fitted 19ft kitchen/breakfast room, and separate re-fitted modern utility room.

The first floor offers a spacious modern fitted en-suite to the generous 17ft master bedroom, an additional modern fitted four piece family bathroom, and two further bedrooms including a large 14ft guest bedroom. The second floor benefits from two further double bedrooms, plus a modern fitted shower room.

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

Externally this fine home offers a well maintained front garden, driveway providing off road parking for three vehicles, detached 17ft x 17ft double garage with power and light connected, and a fully enclosed larger than average easy maintenance rear garden.

Early viewings are strongly recommended on this fantastic home.

PARTICULARS

Replaced composite double glazed entrance door to:

ENTRANCE HALL

Double panel radiator, flutex wood design floxed flooring, stairs rising to first floor with built in under stairs storage cupboard, communicating doors to:

CLOAKROOM

Chrome wall mounted heated towel rail, fitted modern two piece suite comprising of low level W.C and wash hand basin set into cupboard unit with mixer tap over, tiled to half height to all elevations, flutex floxed flooring, extractor fan.

STUDY

10' 9" x 7' 1" (3.28m x 2.16m) Dual aspect room, uPVC double glazed windows to both front and side elevations, single panel radiator.

DINING ROOM

10' 6" x 9' 3" (3.2m x 2.82m) uPVC double glazed window to front elevation, single panel radiator.

KITCHEN/BREAKFAST ROOM

19' x 10' 5" (5.79m x 3.18m) uPVC double glazed window to rear elevation, double panel radiator, modern re-fitted kitchen comprising of one and a half bowl composite sink/drainage unit with mixer tap over, wood effect work surfaces, range of fitted base units incorporating built in stainless steel oven with warming drawer, built in four burner gas hob, space and plumbing for dishwasher, space for fridge/freezer, further

range of wall mounted units incorporating fitted extractor hood, Kahrs wood design vinyl plank flooring, built in breakfast bar, sunken spotlighting, door to:

UTILITY ROOM

6' 3" x 5' 6" (1.91m x 1.68m) Composite obscure double glazed door to side elevation, single panel radiator, re-fitted matching utility room comprising one and a half bowl composite sink/drainers unit with mixer tap over, work surfaces, range of base units incorporating space and plumbing for washing machine, space for tumble dryer, tiled to all splash areas, wall mounted units housing replaced boiler, continued Kahrs wood design vinyl plank flooring, sunken spotlighting.

SITTING ROOM

15' 4" x 14' 5" (4.67m x 4.39m) Four uPVC double glazed windows to rear elevation, further uPVC double glazed French doors to rear elevation all with fitted shutter blinds, double panel radiator, feature electric fireplace with marble hearth and wooden surround.

FIRST FLOOR

LANDING

Spacious landing, uPVC double glazed window to front elevation, double panel radiator, stairs rising to second floor, large built in airing cupboard housing hot water system, communicating doors to:

MASTER BEDROOM

17' 3" x 10' 9" (5.26m x 3.28m) uPVC double glazed window to front elevation, double panel radiator, two built in double wardrobes, door to:

ENSUITE

uPVC double glazed obscure window to rear elevation, wall mounted heated towel rail, modern fitted three piece white suite comprising of low level W.C, wash hand basin, double shower cubicle with fitted shower over, tiled to half height to all elevations, vinyl tiled effect flooring, extractor fan, sunken spotlighting.

BEDROOM TWO

14' 4" x 10' 2" (4.37m x 3.1m) uPVC double glazed window to rear elevation, single panel radiator.

BEDROOM THREE

9' 9" x 7' 2" (2.97m x 2.18m) uPVC double glazed window to front elevation, single panel radiator.

BATHROOM

Single panel radiator, modern fitted four piece white suite comprising of low level W.C, wash hand basin, panelled bath with mixer tap and shower attachment over, shower cubicle with fitted shower over, tiled to all splash areas, vinyl flooring, extractor fan, sunken spotlighting.

SECOND FLOOR

LANDING

Large built in storage cupboard with lighting, communicating doors to:





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

BEDROOM FOUR

14' 8" x 10' 3" (4.47m x 3.12m) Dual aspect room, uPVC double glazed windows to both front and side elevations, double panel radiator.

BEDROOM FIVE

11' 2" x 7' 6" (3.4m x 2.29m) uPVC double glazed window to front elevations, double panel radiator, large built in wardrobes to one elevations, access to loft space.

SHOWER ROOM

Double glazed Velux window, wall mounted heated towel rail, modern fitted three piece white suite comprising of low level W.C, wash hand basin, shower cubicle with fitted shower over, tiled to all splash areas, vinyl flooring, extractor fan, sunken spotlighting.

EXTERNALLY

FRONT

Retained by iron railings with gate, paved pathway to entrance door, mainly laid to shingle with established shrubs.

REAR GARDEN

Fully enclosed easy maintenance rear garden, initial paved patio area with outside tap, mainly laid to artificial lawn with raised tree and shrub beds, further paved patio area to side laid to sandstone with timber decking area and pergola over, further 'woodland area' laid to bark with timber shed, security coded gate to rear plus personnel door to:

DOUBLE GARAGE

17' 4" x 17' 4" (5.28m x 5.28m) Detached double garage, two up and over doors, power and light connected, storage in roof eaves, driveway in front providing off road parking for 3 vehicles.

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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