



Kennedy & Co.

1 Normans Close, Great Barford

MK44 3JB

EPC: C

£350,000

- Extended & Improved Three Bedroom Modern Village Home
- Entrance Hall & Inner Hallway
- Sitting Room
- Superb 20ft x 14ft Re-Fitted Modern Open Plan Kitchen/Diner
- Re-Fitted Cloakroom
- Re-Fitted Modern Family Bathroom
- Much Larger Than Average Enclosed Rear Garden
- Driveway Providing Off Road Parking For 3 Vehicles



An excellent opportunity to purchase this extended, very much improved and very well presented three bedroom end of terrace village home, boasting spacious accommodation and occupying a very generous corner plot, situated within a very quiet small cul-de-sac location with a larger than average enclosed rear garden and single garage.

This excellent property briefly boasts an entrance lobby and entrance hall, spacious sitting room, fantastic 20ft x 14ft re-fitted luxury open plan kitchen/diner with bi-folding doors to garden, re-fitted cloakroom, and re-fitted modern first floor family bathroom.

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

Externally the property benefits from a shingled front driveway area providing off road parking for three vehicles, a much larger than average enclosed rear garden with two decking areas, and single garage en-bloc.

Early viewings are strongly recommended.

PARTICULARS

Composite entrance door to:

ENTRANCE HALL

Single panel radiator, laminated wood effect flooring, door to:

INNER HALL

Single panel radiator, stairs rising to first floor, door to:

SITTING ROOM

12' 3" x 11' 2" (3.73m x 3.4m) uPVC double glazed window to front elevation, single panel radiator, built in under stairs storage cupboard, coving to ceiling, door to:

KITCHEN/DINER

20' 3" x 14' 4" (6.17m x 4.37m) uPVC double glazed bi-folding doors to rear elevation, double panel radiator, luxury re-fitted kitchen comprising one and half bowl ceramic sink drainer unit with mixer taps over, wood effect work surfaces, range of fitted soft-close base units incorporating 900mm cooker range, built in dishwasher and built in fridge/freezer both with matching doors, space and plumbing for washing machine, further range of soft-close wall mounted units incorporating fitted stainless steel extractor hood, feature matching central island unit with built in breakfast bar, laminated wood effect flooring, sunken spotlighting, door to:

CLOAKROOM

Re-fitted two piece white suite comprising low level W.C, wash hand basin with mixer tap over, tiled to all splash areas, laminated wood effect flooring, extractor fan.

FIRST FLOOR

LANDING

Access to loft space, communicating doors to:

MASTER BEDROOM

12' 6" x 8' 6" (3.81m x 2.59m) uPVC double glazed window to front elevation, single panel radiator.

BEDROOM TWO

10' 8" x 8' 5" (3.25m x 2.57m) uPVC double glazed window to rear elevation, single panel radiator.

BEDROOM THREE

9' 9" x 6' (2.97m x 1.83m) uPVC double glazed window to front elevation, single panel radiator.

BATHROOM

uPVC obscure double glazed window to rear elevation, wall mounted heated towel rail, re-fitted three piece white suite comprising low level W.C with concealed cistem, wash hand basin set into cupboard unit with mixer tap over, panelled bath with mixer tap over plus fitted rain shower over, tiled to all splash areas, tiled flooring, extractor fan, sunken spotlighting.

EXTERNALLY

FRONT

Mainly laid to shingle providing off road parking for three vehicles, gated access to side leading to:

REAR GARDEN

Fully enclosed larger than average rear garden, initial raised timber decking area with outside tap, mainly laid to lawn with further large raised timber decking area to rear.

GARAGE

Single garage en-bloc, up and over door.





COUNCIL TAX BAND

Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Bedford Borough Council

OFFICE
 17 Market Square
 Sandy
 Bedfordshire
 SG19 1LA

T: 01767 692327
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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