



**Kennedy
& Co.**

21 Birch Grove, Sandy

SG19 1NG

EPC: D

£425,000

- Highly Sought After Four Bedroom Detached Home
- Entrance Hall & Large Cloakroom
- Spacious 15ft Lounge
- Separate Dining Room
- uPVC Double Glazed Brick Based Conservatory
- Modern Fitted Kitchen
- Re-Fitted Four Piece Family Bathroom
- Driveway Providing Off Road Parking For 2 Vehicles



A superb opportunity to purchase this highly desirable and spacious four bedroom detached family home, which is situated to the end of a sought after and rarely available quiet cul-de-sac location within easy walking distance of the town centre, benefitting from generous reception rooms, spacious bedrooms and garage.

This fantastic property briefly boasts an entrance hall with generous modern cloakroom, spacious 15ft lounge, separate dining room, uPVC double glazed brick based conservatory, fitted modern kitchen, re-fitted modern four piece first floor family bathroom, and four bedrooms with built in wardrobes to the master and guest bedrooms.

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

Externally this excellent home benefits from an easy maintenance front garden with mono-block paved driveway for two cars, garage with power and light connected, and a fully enclosed well maintained rear garden.

Early viewings are strongly encouraged.

PARTICULARS

Storm porch with composite obscure double glazed entrance door to:

ENTRANCE HALL

Single panel radiator, stairs rising to first floor with built in under stairs storage cupboard, communicating doors to:

CLOAKROOM

8' 6" x 6' 2" (2.59m x 1.88m) uPVC obscure double glazed window to side elevation, double panel radiator, fitted modern two piece white suite comprising low level W.C and wash hand basin, tiled to all splash areas, tiled flooring, extractor fan, sunken spotlighting, personnel door to garage.

LOUNGE

15' 10" x 10' 10" (4.57m x 3.3m) uPVC double glazed window to front elevation, single panel radiator, feature electric fireplace with wooden surround, coving to ceiling, double doors to:

DINING ROOM

12' 1" x 9' 2" (3.68m x 2.79m) Double panel radiator, tiled flooring, coving to ceiling, door to kitchen plus double doors to:

CONSERVATORY

13' 3" x 10' 1" (4.04m x 3.07m) uPVC double glazed brick based conservatory, single panel radiator, tiled flooring, double doors to garden.

KITCHEN

11' 6" x 8' 10" (3.51m x 2.69m) Dual aspect room, uPVC double glazed window to rear elevation and uPVC double glazed door to side elevation, modern fitted kitchen comprising of one and a half bowl stainless steel sink/drain unit with mixer tap over, rolled top work surfaces, range of base units incorporating space for cooker, space and plumbing for dishwasher, space for fridge, tiled to all splash areas, further range of wall units incorporating stainless steel extractor hood, tiled flooring, coving to ceiling.

FIRST FLOOR

LANDING

uPVC double glazed window to side elevation, single panel radiator, access to loft space, coving to ceiling, communicating doors to:

MASTER BEDROOM

12' x 10' (3.66m x 3.05m) uPVC double glazed window to front elevation, single panel radiator, two built in double wardrobes and built in single wardrobe, sunken spotlighting, coving to ceiling.

BEDROOM TWO

11' 8" x 9' (3.56m x 2.74m) Two uPVC double glazed windows to front elevation, two single panel radiators, two built in double wardrobes and two single cupboards, coving to ceiling.

BEDROOM THREE

10' x 7' (3.05m x 2.13m) uPVC double glazed window to rear elevation, single panel radiator, coving to ceiling.

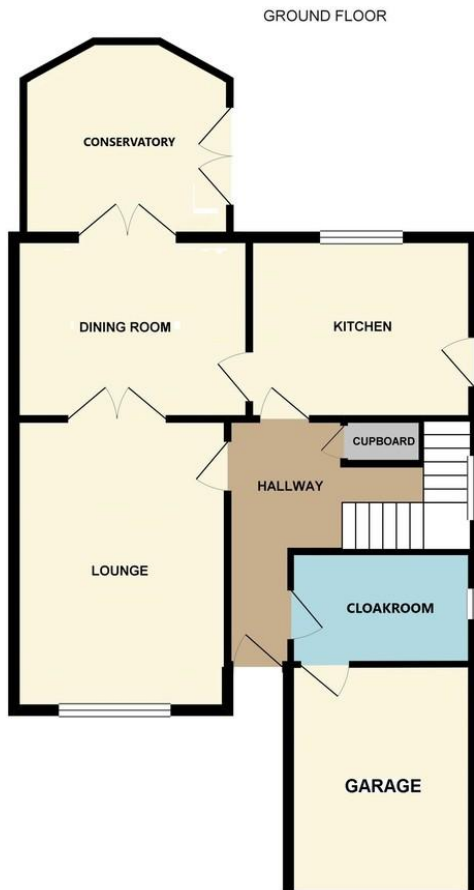
BEDROOM FOUR

9' 1" x 7' 4" (2.77m x 2.24m) uPVC double glazed window to rear elevation, single panel radiator, built in airing cupboard housing wall mounted gas combi boiler, coving to ceiling.

BATHROOM

Two uPVC obscure double glazed windows to rear elevation, single panel radiator, re-fitted four piece white suite comprising of low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap over, shower cubicle with fitted shower over, fully tiled to all elevations, vinyl wood effect flooring, sunken spotlighting.





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.

EXTERNALLY

FRONT

Easy maintenance front garden, mainly laid to slate shingle with mono-block paved driveway providing off road parking for 2 vehicles, gated access to side leading to:

REAR GARDEN

Fully enclosed well maintained rear garden, initial paved patio area with outside tap, mainly laid to lawn with tree and shrub borders, further covered paved patio seating area with timber pergola over, timber shed.

GARAGE

Up and over door, power and light connected, space and plumbing for washing machine and tumble dryer.

COUNCIL TAX BAND Tax band E

TENURE Freehold

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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