



**Kennedy
& Co.**

37 Jubilee Close, Sandy

SG19 1RR

EPC: B

£349,950

- Immaculately Presented Three Bedroom Semi-Detached Home
- Entrance Hall With Modern Cloakroom
- Generous 16ft Modern Kitchen/Diner
- Spacious 15ft Lounge
- Modern First Floor Family Bathroom
- First Floor Study Area
- Fantastic 20ft x 15ft Master Bedroom With Modern En-Suite
- Driveway Providing Off Road Parking For 2-3 Vehicles



A fantastic opportunity to purchase this immaculately presented and very spacious three bedroom modern semi-detached home constructed in 2015, benefitting from a generous 16ft modern kitchen/diner and spacious 15ft lounge, situated in a very quiet cul-de-sac location backing on to open school grounds with ample off road parking and a larger than average 23ft garage.

This fine home briefly boasts an entrance hall with modern cloakroom, spacious 16ft modern kitchen/diner with a wealth of built in appliances, generous 15ft lounge, modern first floor family bathroom, first floor study area, 13ft guest bedroom and fantastic very large 20ft x 15ft master bedroom with modern en-suite shower room occupying the entirety of the top floor.

The property also benefits from uPVC double glazing throughout, gas to radiator central heating, and remaining NHBC guarantee.

Externally this property offers a driveway to the side providing off road parking for two-three vehicles, a non-overlooked enclosed rear garden backing on to open school grounds, and an excellent 23ft x 10ft larger than average garage with power and light connected.

This excellent home must be viewed early to avoid disappointment.

Sandy is serviced by schools, shops and facilities, ideal for the commuter with easy access to the A1(M) and to the mainline railway station to London St Pancras.

PARTICULARS

Entrance canopy 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, solid wooden flooring, communicating doors to:

CLOAKROOM

uPVC obscure double glazed window to front elevation, single panel radiator, modern fitted two piece white suite comprising low level W.C and wash hand basin with mixer tap over, tiled to all splash areas, tiled flooring.

KITCHEN/DINER

16' x 7' 10" (4.88m x 2.39m) uPVC double glazed window to front elevation with fitted blind, double panel radiator, modern fitted kitchen comprising one and a half bowl stainless steel sink drainer unit with mixer taps over, wood effect work surfaces, range of soft-close base units incorporating built in stainless steel double oven, built in stainless steel 4 burner gas hob,

built in washing machine, built in dishwasher and built in fridge/freezer all with matching doors, tiled to all splash areas, further range of soft-close wall mounted units incorporating fitted stainless steel extractor hood and hidden gas boiler, tiled flooring, feature custom made solid wood breakfast bar unit, sunken spotlighting.

LOUNGE

15' x 11' 1" (4.57m x 3.38m) uPVC double glazed French doors to rear elevation, two double panel radiators, solid wooden flooring.

FIRST FLOOR

LANDING

Built in double doored storage cupboard, built in airing cupboard housing hot water cylinder, communicating doors to:

BEDROOM TWO

13' 1" x 10' 2" (3.99m x 3.1m) uPVC double glazed window to rear elevation with fitted blind, single panel radiator, built in storage recess with hanging space and shelving.

BEDROOM THREE

9' 8" x 8' (2.95m x 2.44m) uPVC double glazed window to front elevation with fitted blind, single panel radiator.

BATHROOM

uPVC double glazed obscure window to side elevation, single panel radiator, modern fitted three white piece suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap over plus shower attachment over, tiled to all splash areas, extractor fan, tiled flooring, sunken spotlighting.

STUDY

6' 9" x 6' 1" (2.06m x 1.85m) uPVC double glazed window to front elevation with fitted blind, single panel radiator, used as entrance to master bedroom with stairs rising to:

SECOND FLOOR

MASTER BEDROOM

20' 5" x 15' 1" (6.22m x 4.6m) Dual aspect room, uPVC double glazed window to front elevation, plus double glazed Velux window, two double panel radiators, access to loft space, built in storage cupboard, door to:

ENSUITE

Double glazed Velux window, single panel radiator, modern fitted three piece suite comprising low level W.C, wash hand basin with mixer tap over, fully tiled double shower enclosure with fitted shower over, tiled to all splash areas, tiled flooring, extractor fan, sunken spotlighting.



Jubilee Close, Sandy, Bedfordshire



EXTERNALLY

FRONT

Mainly laid to blue slate shingle with paved pathway to entrance door, driveway to side providing off road parking for 2-3 cars, gated access to side leading to:

REAR GARDEN

Fully enclosed non-overlooked rear garden, initial raised paved patio area with outside tap, mainly laid to lawn with shrub borders, further raised timber decking seating area with timber pergola over, timber shed, personnel door to:

GARAGE

23' x 10' 7" (7.01m x 3.23m) Larger than average garage, up and over door, power and light connected, fully boarded roof space providing ample storage.

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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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.