



Kennedy & Co.

12 Avocet Close, Sandy
SG19 2TD

EPC: D * No Upward Chain! *

£394,950

- Three Double Bedroom Detached Home With No Chain
- Entrance Hall With Cloakroom
- Spacious 14ft x 13ft Lounge
- Dining Room & uPVC Double Glazed Conservatory
- Fitted Kitchen
- Breakfast Room/Study & Utility Room
- Family Bathroom
- En-Suite To Master Bedroom
- Generous Rear Garden



A fantastic opportunity to purchase this well presented three double bedroom detached modern family home, ideally situated to the end of a quiet no through road within this sought after area of Sandy, occupying a larger than average plot with very generous enclosed rear garden, larger than average front garden, and driveway for two vehicles with car port over.

This fine home briefly boasts an entrance hall with cloakroom, spacious 14ft x 13ft sitting room, separate dining room, uPVC double glazed conservatory, fitted kitchen, breakfast room/study, utility room, master bedroom with en-suite, and family bathroom.

Other benefits include uPVC double glazing throughout, gas to radiator central heating with replaced boiler, and NO UPWARD CHAIN!

Externally this excellent property offers a driveway providing off road parking for two cars with fitted car port over, generous front garden, and a fully enclosed larger than average rear garden with brick built store and two timber sheds.

Due to very high demand and no upward chain, early viewings are strongly recommended on this home.

PARTICULARS

Storm porch with composite double glazed entrance door to:

ENTRANCE HALL

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

CLOAKROOM

uPVC obscure double glazed window to side elevation, chrome wall mounted heated towel rail, fitted two piece suite comprising low level W.C and wash hand basin, tiled to all splash areas.

LOUNGE

14' 4" x 13' 4" (4.37m x 4.06m) uPVC double glazed window to front elevation with fitted blind, two double panel radiators, feature living flame gas fireplace with marble hearth and wooden surround, laminated wood effect flooring, built in under stairs storage cupboard, coving to ceiling, door to kitchen plus archway to:

DINING ROOM

11' 7" x 8' 9" (3.53m x 2.67m) uPVC double glazed window to side elevation, single panel radiator, laminated wood effect flooring, coving to ceiling, uPVC double glazed sliding patio doors to:

CONSERVATORY

9' x 8' 9" (2.74m x 2.67m) uPVC double glazed brick based conservatory with fitted blinds, double doors to garden, double panel radiator, tiled flooring, power points, fitted ceiling fan.

KITCHEN

11' 7" x 8' 3" (3.53m x 2.51m) uPVC double glazed window to rear elevation, double panel radiator, fitted kitchen comprising one and a half bowl stainless steel sink/drainer unit with mixer tap over, fitted work surfaces, range of base units incorporating built in stainless steel double oven, built in stainless steel four burner gas hob, space for fridge/freezer, space and plumbing for washing machine, space and plumbing for dishwasher, tiled to all splash areas, further range of wall mounted units incorporating extractor hood, replaced wall mounted gas boiler, vinyl flooring, archway to:

BREAKFAST ROOM/STUDY

12' x 7' 8" (3.66m x 2.34m) uPVC double glazed window to front elevation with fitted blind, double panel radiator, vinyl flooring, sunken spotlighting, door to:

UTILITY ROOM

7' 8" x 4' 5" (2.34m x 1.35m) uPVC double glazed door to side elevation, vinyl flooring.

FIRST FLOOR

LANDING

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

MASTER BEDROOM

11' x 9' 4" (3.35m x 2.84m) uPVC double glazed window to rear elevation with fitted blind, single panel radiator, built in triple wardrobe and built in double wardrobe, door to:

ENSUITE

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

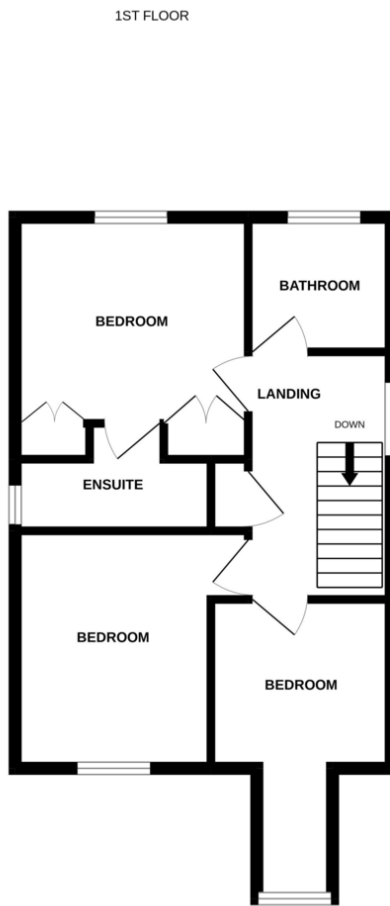
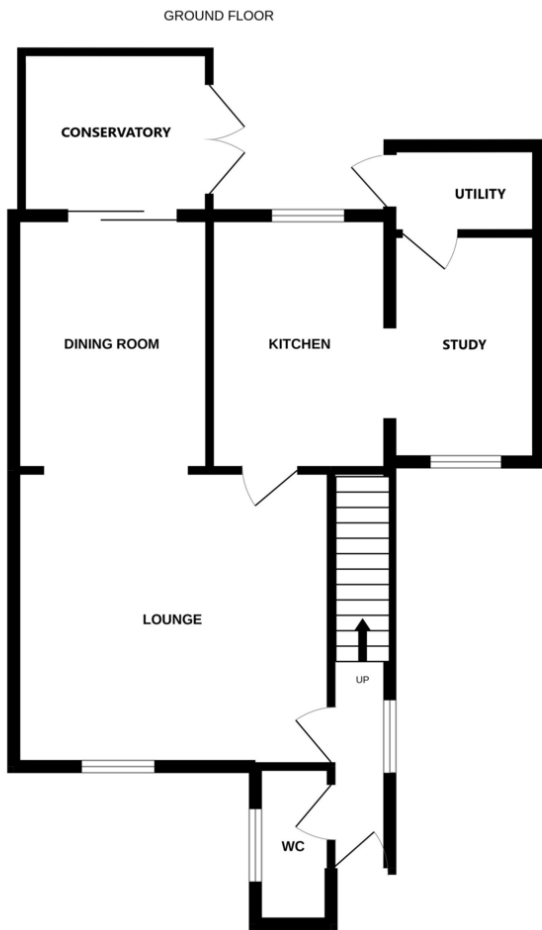
BEDROOM TWO

10' 10" x 9' 5" (3.3m x 2.87m) uPVC double glazed window to front elevation with fitted blind, single panel radiator.

BEDROOM THREE

13' 6" x 8' 1" (4.11m x 2.46m) (maximum measurements) uPVC double glazed window to front elevation with fitted blind, single panel radiator.





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 obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, fitted three piece suite comprising low level W.C, wash hand basin and panelled bath with mixer tap and fitted shower over, tiled to all splash areas, extractor fan.

EXTERNALLY

FRONT

Generous front garden, mainly laid to shingle with established tree and shrub beds, mono-block paved driveway to side providing off road parking for two vehicles with fitted car port over, gated access to side leading to:

REAR GARDEN

Fully enclosed generous rear garden, initial paved patio area with outside tap and outside power point, mainly laid to lawn with mature tree and shrub borders, steps rising to further garden area laid to shingle with established trees and shrubs, excellent brick built store with power and light connected, generous timber shed plus storage area to side with further timber shed.

COUNCIL TAX BAND Tax band E

TENURE Freehold

LOCAL AUTHORITY Central Bedfordshire Council

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