



Kennedy & Co.

3 Woodcock Close, Sandy

SG19 2UW

EPC: C

£499,950

- Spacious Four Bedroom Detached Home
- Entrance Hall With Cloakroom
- Spacious 14ft Lounge
- Separate Dining Room
- Large Rear Garden
- Generous 13ft Kitchen
- Separate Utility Room
- uPVC Double Glazed Brick Based Conservatory
- Family Bathroom & En-Suite To Master Bedroom
- Garage With Power & Light



A wonderful opportunity to purchase this well presented and pleasantly spacious four bedroom detached family home, ideally situated in a sought after area of Sandy occupying a generous plot with larger than average front and rear gardens, plus off road parking for three cars with single garage.

This fine home briefly boasts spacious accommodation including an entrance hall with fitted cloakroom, spacious 14ft sitting room, separate dining room, 13ft fitted kitchen with separate utility room, and uPVC double glazed brick based conservatory.

The first floor benefits from four bedrooms including a 15ft master with en-suite and 14ft guest bedroom, plus family bathroom.

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

Externally this superb property occupies a generous plot with driveway providing off road parking for three vehicles, established front garden, single garage with power and light connected, and a larger than average enclosed rear garden.

PARTICULARS

Storm porch with composite obscure double glazed entrance door to:

ENTRANCE HALL

Double panel radiator, stairs rising to first floor, communicating doors to:

CLOAKROOM

Single panel radiator, fitted two piece white suite comprising low level W.C and wash hand basin, vinyl flooring, tiled to all splash areas, extractor fan.

LOUNGE

14' 1" x 11' 7" (4.29m x 3.53m) uPVC double glazed window to front elevation, two double panel radiators, feature electric fireplace with marble hearth and wooden surround, coving to ceiling, double doors to:

DINING ROOM

9' 7" x 9' 3" (2.92m x 2.82m) Single panel radiator, coving to ceiling, door to kitchen, uPVC double glazed sliding patio doors to:

CONSERVATORY

11' 2" x 10' 7" (3.4m x 3.23m) uPVC double glazed brick based conservatory, double doors to garden, power and light points, laminated wood effect flooring.

KITCHEN

13' x 9' 6" (3.96m x 2.9m) uPVC double glazed window to rear elevation, double panel radiator, fitted kitchen comprising one and a half bowl stainless steel

sink/drain unit with mixer tap over, fitted work surfaces, range of fitted base units incorporating built in stainless steel double oven, built in stainless steel four burner gas hob, space and plumbing for washing machine, space for fridge, tiled to all splash areas, further range of wall mounted units incorporating fitted extractor hood, tiled flooring, door to:

UTILITY ROOM

8' 3" x 4' 8" (2.51m x 1.42m) Dual aspect room, uPVC double glazed window to side elevation plus uPVC double glazed door to rear elevation, single panel radiator, fitted utility room comprising one bowl stainless steel sink/drain unit with mixer tap over, rolled top work surfaces, range of base units incorporating space for fridge/freezer, space and plumbing for dishwasher, tiled to all splash areas, replaced wall mounted gas boiler, tiled flooring, personnel door to garage.

FIRST FLOOR

LANDING

Access to loft space, built in airing cupboard housing hot water cylinder, communicating doors to:

MASTER BEDROOM

15' 4" x 11' 8" (4.67m x 3.56m) uPVC double glazed window to front elevation, single panel radiator, two built in double wardrobes with cupboard space over bed, door to:

ENSUITE

uPVC obscure double glazed window to side elevation, single panel radiator, fitted en-suite comprising low level W.C, wash hand basin, fully tiled shower cubicle with fitted shower over, tiled to all splash areas, vinyl flooring, extractor fan.

BEDROOM TWO

14' 6" x 9' 1" (4.42m x 2.77m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard over stairs.

BEDROOM THREE

11' 4" x 9' 9" (3.45m x 2.97m) uPVC double glazed window to rear elevation, single panel radiator.

BEDROOM FOUR

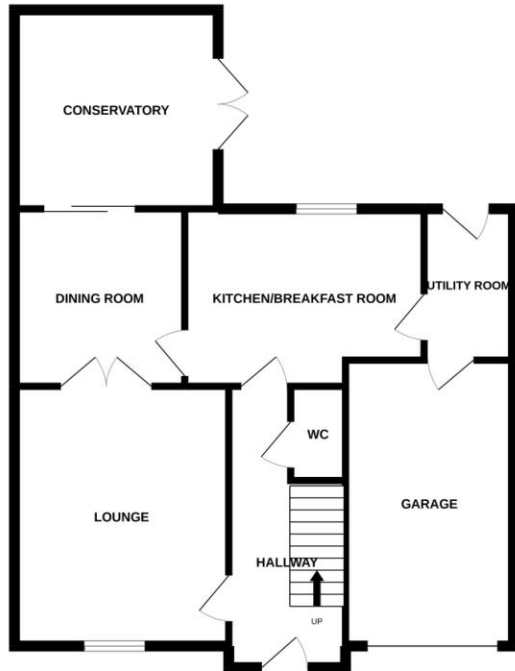
9' 1" x 8' (2.77m x 2.44m) uPVC double glazed window to rear elevation, single panel radiator.

BATHROOM

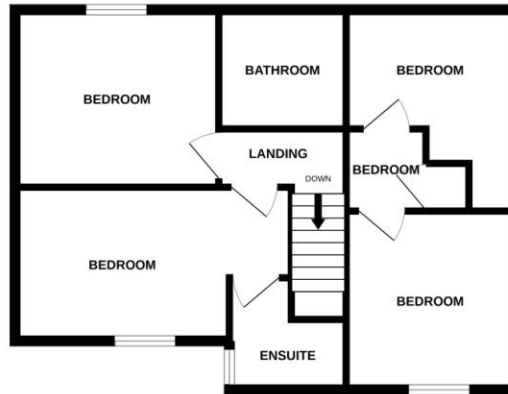
uPVC obscure double glazed window to rear elevation, single panel radiator, fitted three piece suite comprising low level W.C, wash hand basin, panelled bath with mixer tap over plus shower attachment over, tiled to all splash areas, vinyl flooring, extractor fan.



GROUND FLOOR
71.9 sq.m. (774 sq.ft.) approx.



1ST FLOOR
49.3 sq.m. (531 sq.ft.) approx.



TOTAL FLOOR AREA: 121.2 sq.m. (1305 sq.ft.) approx.

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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EXTERNALLY

FRONT

Mainly laid to lawn with established tree and shrub borders, driveway providing off road parking for 3 vehicles, gated access to side leading to:

REAR GARDEN

Larger than average landscaped rear garden, initial paved patio area with outside tap, established well stocked rear garden with raised planters and several fruit trees, small laid to lawn area, greenhouse and timber summer house.

GARAGE

Up and over door, power and light connected.

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

OFFICE

17 Market Square
Sandy
Bedfordshire
SG19 1LA

T: 01767 692327

E: sandy@kennedy-estate-agents.co.uk

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