



# Kennedy & Co.

46 Jubilee Close, Sandy

SG19 1RR

EPC: B

O.I.E.O £425,000

- Immaculate Four Bedroom Detached Home
- Entrance Hall
- Modern Cloakroom
- Spacious 17ft Lounge
- Single Garage
- Generous 19ft Modern Fitted Kitchen/Diner
- Modern En-Suite To Master Bedroom
- Modern First Floor Family Bathroom
- Enclosed Larger Than Average Rear Garden



Built approximately 7 years ago by reputable house builder Kier Homes, this excellent four bedroom detached modern home is offered in immaculate condition throughout, and is ideally situated within a quiet cul-de-sac overlooking an open green, benefitting from a larger than average rear garden backing on to open school fields.

This fine example briefly boasts an entrance hall with modern cloakroom, very generous 17ft sitting room, luxury fitted spacious 19ft kitchen/diner, master bedroom with modern en-suite shower room, modern first floor family bathroom and three further bedrooms.

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

Externally the property benefits from a superb much larger than average enclosed rear garden, driveway providing off road parking for two vehicles, and a single garage.

## **PARTICULARS**

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**

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

### **LOUNGE**

17' 7" x 10' 8" (5.36m x 3.25m) uPVC double glazed window to front elevation, single panel radiator and double panel radiator.

## **KITCHEN/DINER**

19' 4" x 13' 4" (5.89m x 4.06m) uPVC double glazed window to rear elevation and uPVC double glazed French doors to rear elevation, two double panel radiators, luxury fitted kitchen comprising one and a half bowl stainless steel sink drainer unit with mixer taps over, rolled top work surfaces, range of base units incorporating built in stainless steel double oven, built in stainless steel four burner gas hob, built in fridge/freezer, built in washer/dryer and built in dishwasher all with matching doors, further range of wall mounted units incorporating fitted stainless steel extractor hood, hidden gas boiler, vinyl tiled effect flooring, ideal area for table and chairs, sunken spot lighting.

## **FIRST FLOOR**

### **LANDING**

Single panel radiator, built in double doored airing



cupboard housing hot water cylinder, access to loft space, communicating doors to:

### **MASTER BEDROOM**

12' 3" x 8' 5" (3.73m x 2.57m) uPVC double glazed window to front elevation, two single panel radiators, two built in double doored wardrobes, door to:

### **ENSUITE**

uPVC obscure double glazed window to side elevation, single panel radiator, modern fitted three piece white suite comprising low level W.C, wash hand basin with mixer taps over, fully tiled double shower cubicle with fitted shower, fully tiled to all splash areas, extractor fan, vinyl wood effect flooring, sunken spotlighting.

### **BEDROOM TWO**

11' 2" x 9' 6" (3.4m x 2.9m) uPVC double glazed window to rear elevation, single panel radiator.

### **BEDROOM THREE**

9' 8" x 6' 8" (2.95m x 2.03m) uPVC double glazed window to rear elevation, single panel radiator.

### **BEDROOM FOUR**

8' 8" x 6' 7" (2.64m x 2.01m) uPVC double glazed window to front elevation, single panel radiator.

### **BATHROOM**

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

### **EXTERNALLY**

#### **FRONT**

Small shrub beds, paved pathway to entrance door and gated access to side leading to:

#### **REAR GARDEN**

Larger than average enclosed rear garden, new fencing, initial paved patio area, mainly laid to lawn, further paved patio area to rear, high quality timber play area with slides, swings and climbing wall.

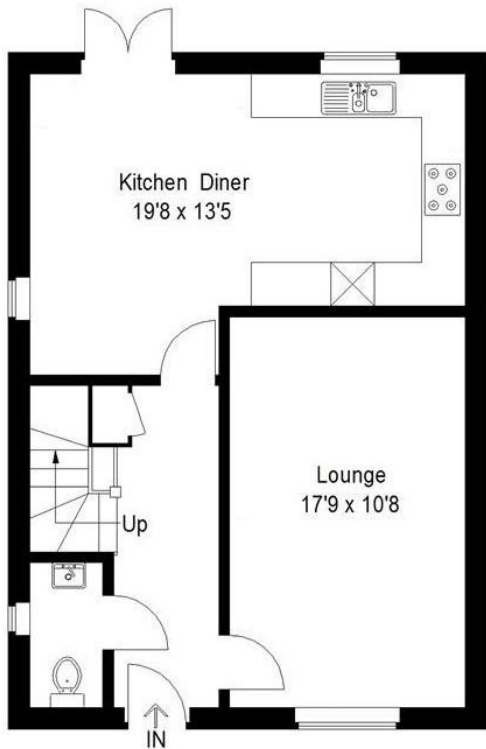
#### **GARAGE**

Single garage, up and over door.

Driveway for two cars in front.



Approximate Gross Internal Area = 105.4 sq m / 1134 sq ft



**Ground Floor**



**First Floor**

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.

**COUNCIL TAX BAND**

Tax band E

**TENURE**

Freehold

**LOCAL AUTHORITY**

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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