



**Kennedy
& Co.**

8 Park Court, Sandy

SG19 1NP

EPC: D * No Upward Chain *

£599,950

- Rarely Available & High Sought After Location
- Four Double Bedroom Detached Home
- Entrance Hall With Cloakroom
- Generous 20ft Sitting Room
- Separate Dining Room & Study
- Conservatory/Sun Room With Fixed Thermal Roof
- 14ft Kitchen/Breakfast Room & 14ft Utility Room
- Family Bathroom & En-Suite To Master Bedroom



A very rare opportunity to purchase this very spacious Georgian style four double bedroom detached home, situated in one of Sandy's most highly sought after premier locations, within walking distance of the market square and delightful river walks along the River Ivel, occupying a generous plot with large front garden and driveway for five cars, plus large rear garden backing on to an established conservation area.

To the ground floor this fantastic property boasts an entrance hall with cloakroom, very generous 20ft sitting room, separate dining room with open plan conservatory/sun room which also benefits from a fixed thermal roof, 14ft kitchen/breakfast room with separate 14ft utility room, plus a separate study providing an ideal space to work from home.

The first floor benefits from a delightful spacious landing, four double bedrooms including a spacious master bedroom with en-suite shower room, and a family bathroom.

Other benefits include uPVC double glazing throughout, gas to radiator central heating and no upward chain.

Externally this superb home offers a larger than average plot incorporating a very generous front garden with driveway providing off road parking for 5 cars, 17ft x 14ft double garage with power and light connected, and a fully enclosed large rear garden backing on to an established conservation area.

Offered with no upward chain, early viewings on this property are highly recommended 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

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Single panel radiator, stairs rising to first floor with built in under stairs storage cupboard, parquet wooden flooring, coving to ceiling, communicating doors to:

CLOAKROOM

uPVC obscure double glazed window to side elevation, single panel radiator, fitted two piece suite comprising low level W.C and wash hand basin, tiled to half height to all elevations.

STUDY

11' x 10' (3.35m x 3.05m) uPVC double glazed window to front elevation, single panel radiator, parquet wooden flooring, coving to ceiling.

KITCHEN/BREAKFAST ROOM

14' x 11' (4.27m x 3.35m) uPVC double glazed window to front elevation, single panel radiator, fitted kitchen comprising one and a half bowl sink/drain unit with mixer tap over, rolled top work surfaces, range of fitted base units incorporating built in stainless steel oven with built in four burner stainless steel gas hob over, space for fridge/freezer, built in breakfast bar, tiled to all splash areas, further range of wall mounted units incorporating stainless steel extractor hood, tiled flooring, sunken spotlighting, personnel door to double garage.

LOUNGE

20' 4" x 11' 5" (6.2m x 3.48m) uPVC double glazed bay window to rear elevation plus uPVC double glazed French doors to rear elevation, double panel radiator and single panel radiator, feature living flame Adam style gas fireplace with marble hearth and wooden mantle, coving to ceiling.

DINING ROOM

11' 4" x 9' (3.45m x 2.74m) Single panel radiator, coving to ceiling, open plan design to:

CONSERVATORY/SUN ROOM

11' 5" x 9' 5" (3.48m x 2.87m) uPVC double glazed brick based conservatory/sun room with fixed thermal roof, double French doors to garden, double panel radiator, tiled flooring, power points, sunken spotlighting and wall lights.

UTILITY ROOM

14' 7" x 7' 3" (4.44m x 2.21m) Entered via double garage, uPVC double glazed French doors to rear elevation, range of base units with work surface over, wash hand basin with mixer tap, space and plumbing for washing machine, space

for tumble dryer, space for fridge/freezer, tiled flooring, wall mounted gas boiler.

FIRST FLOOR

LANDING

Generous landing space, uPVC double glazed window to front elevation, single panel radiator, access to loft space with fitted loft ladder, coving to ceiling, communicating doors to:

MASTER BEDROOM

13' 1" x 11' (3.99m x 3.35m) uPVC double glazed window to rear elevation, single panel radiator, built in range of sliding wardrobes, coving to ceiling, door to:

ENSUITE

uPVC obscure double glazed window to rear elevation, double panel radiator, fitted three piece suite comprising low level W.C, wash hand basin, fully tiled shower cubicle with fitted shower over, tiled to all elevations, extractor fan.

BEDROOM TWO

11' x 8' 3" (3.35m x 2.51m) uPVC double glazed window to front elevation, single panel radiator, range of fitted sliding wardrobes, coving to ceiling.

BEDROOM THREE

11' x 10' 4" (3.35m x 3.15m) uPVC double glazed window to front elevation, single panel radiator, built in storage cupboard, coving to ceiling.

BEDROOM FOUR

15' 1" x 8' (4.6m x 2.44m) uPVC double glazed window to rear elevation, double panel radiator, built in triple wardrobe, vanity area with wash hand basin.

BATHROOM

uPVC obscure double glazed window to rear elevation, single panel radiator, fitted three piece suite comprising low level W.C, wash hand basin set into cupboard unit, panelled bath with mixer taps and fitted shower over, tiled to all elevations, extractor fan.



EXTERNALLY

FRONT

Generous front garden mainly laid to lawn with mature tree and shrub beds, paved pathway to entrance door, gated access to side leading to rear garden, driveway providing off road parking for five vehicles leading to:

DOUBLE GARAGE

17' 3" x 14' 8" (5.26m x 4.47m) Up and over door, power and light connected, doors to both kitchen and utility room.

REAR GARDEN

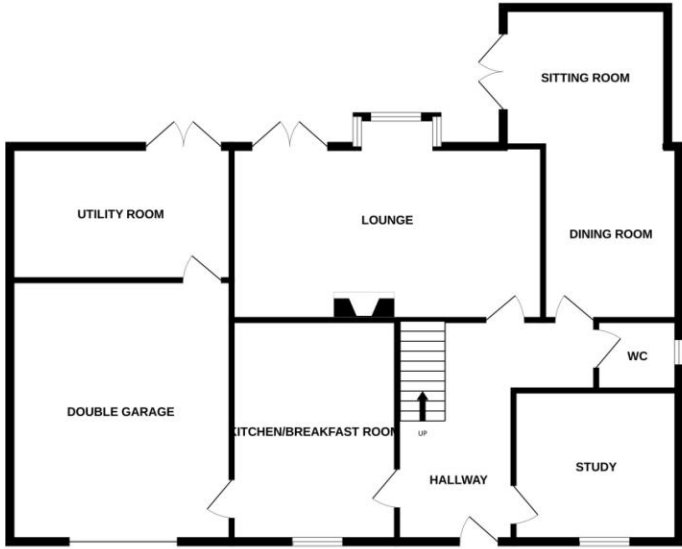
Fully enclosed large rear garden backing on to conservation area, initial paved patio area with outside tap and outside lighting, mainly laid to lawn with established tree and shrub borders, hidden paved patio area with generous timber shed, further paved patio seating area to the rear of the garden.

COUNCIL TAX BAND Tax band F

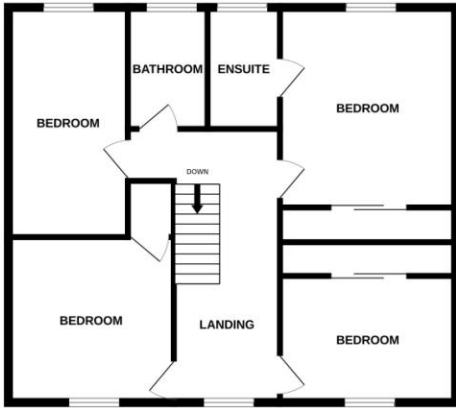
TENURE Freehold

LOCAL AUTHORITY Central Bedfordshire Council

GROUND FLOOR



1ST FLOOR



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.
Made with Metropix ©2023

OFFICE
17 Market Square
Sandy
Bedfordshire
SG19 1LA

T: 01767 692327
E: sandy@kennedystateagents.uk

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