



# Kennedy & Co.

55 Banks Drive, Sandy

SG19 1AE

EPC: B \* No Upward Chain! \*

£399,950

- Hugely Improved & Very Well Presented Throughout
- Entrance Hall With Re-Fitted Modern Cloakroom
- Spacious 18ft Lounge
- Excellent 18ft Luxury Re-Fitted Kitchen/Diner
- Superb Garden Room With Bi-Folding Doors To Garden
- 15ft Master Bedroom With Modern En-Suite
- Re-Fitted Modern Bathroom
- Enclosed Garden & Garage





An excellent opportunity to purchase this spacious, hugely improved and incredibly well presented three bedroom detached modern home, which is offered with the benefits of no upward chain and solar panelling which come with the addition of a 4kw battery for storage, boasting a generous 18ft lounge and 18ft re-fitted kitchen, situated in a very sought after quiet location within easy walking distance of the town centre.

This superb home has under gone many improvements and now benefits from an entrance hall with re-fitted modern cloakroom, very spacious 18ft lounge, fantastic 18ft luxury re-fitted kitchen/diner, excellent conservatory/garden room with bi-folding doors to garden, generous 15ft master bedroom with modern fitted en-suite, re-fitted modern family bathroom and two further bedrooms.

Other benefits include uPVC double glazing throughout, gas to radiator central heating with replaced combination boiler, no upward chain, and solar panelling with the added bonus of a 4kw battery making this a very efficient property to run.

Externally this superb home offers mono-block paved driveway providing off road parking for two-three cars, front garden, single garage with power and light connected, plus a fully enclosed and well maintained side garden.

#### **PARTICULARS**

Replaced composite obscure double glazed entrance door to:

#### **ENTRANCE HALL**

Double panel radiator, stairs rising to first floor with under stairs storage cupboard, laminated wood effect

flooring, coving to ceiling, communicating doors to:

#### **CLOAKROOM**

uPVC obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, re-fitted modern two piece suite comprising low level W.C with concealed cistern, and feature stone wash hand basin with mixer tap over set into cupboard unit, tiled to all splash areas, feature tiled flooring.

#### **LOUNGE**

18' 5" x 10' 4" (5.61m x 3.15m) Dual aspect room, uPVC double glazed windows to both front and side elevations with fitted shutter blinds, two double panel radiators, feature living flame gas fireplace with stone hearth, built in display cabinets with downlighting, coving to ceiling.

### **KITCHEN/DINER**

18' 5" x 9' (5.61m x 2.74m) uPVC double glazed window to front elevation with fitted blind, double panel radiator, re-fitted luxury kitchen comprising of one and a half bowl stainless steel sink units with mixer tap over, solid Beech wood work surfaces, range of soft close base units incorporating built in double oven, built in five burner glass gas hob, built in wine cooler, built in dishwasher and built in fridge with matching doors, space and plumbing for washing machine, further range of soft close wall mounted units incorporating stainless steel extractor hood, built in stainless steel microwave oven, ideal space for table and chairs, Karndean tiled effect flooring, coving to ceiling, uPVC double glazed bi-folding doors to:

### **GARDEN ROOM**

12' x 11' 8" (3.66m x 3.56m) uPVC double glazed windows to front elevation with fitted blinds, uPVC double glazed bi-folding doors to side elevation with

integrated blinds, composite door to rear elevation, large double panel radiator, fixed thermal roof with sunken spotlighting, Karndean tiled effect flooring.

### **FIRST FLOOR**

#### **LANDING**

uPVC double glazed window to rear elevation, single panel radiator, access to loft space, built in airing cupboard housing replaced gas combination boiler, coving to ceiling, communicating doors to:

#### **MASTER BEDROOM**

15' 8" x 10' 7" (4.78m x 3.23m) uPVC double glazed window to side elevation, single panel radiator, built in double wardrobe and built in single wardrobe, coving to ceiling, door to:

### **ENSUITE**

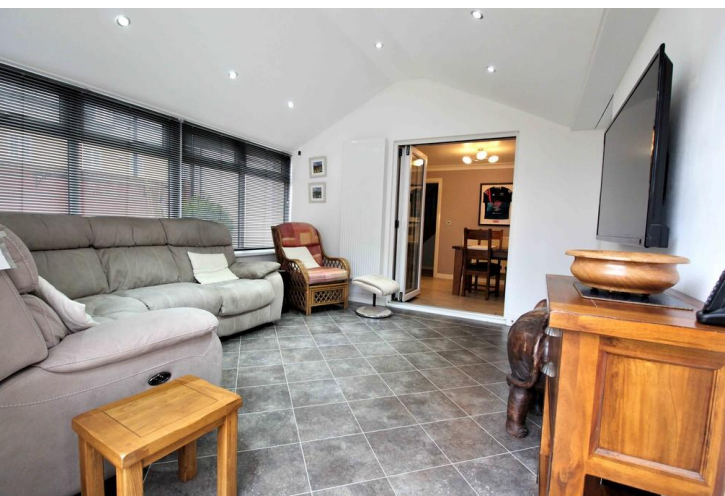
uPVC obscure double glazed window to front elevation, single panel radiator, modern fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, fully tiled shower cubicle with fitted shower over, tiled to all splash areas, tiled flooring, extractor fan.

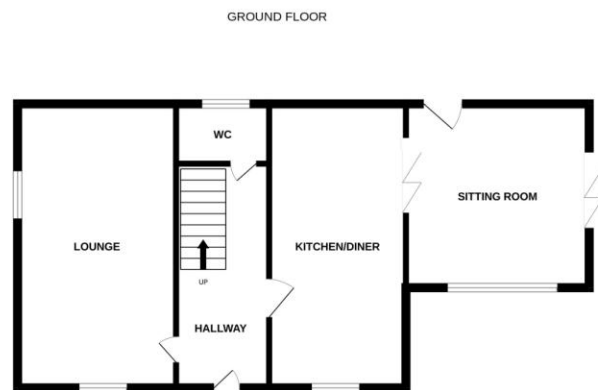
#### **BEDROOM TWO**

9' 9" x 9' 2" (2.97m x 2.79m) uPVC double glazed window to front elevation, single panel radiator, built in double wardrobe, coving to ceiling.

#### **BEDROOM THREE**

9' 2" x 6' 7" (2.79m x 2.01m) uPVC double glazed window to side elevation, single panel radiator, built in storage cupboard, coving to ceiling.





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 front elevation, chrome wall mounted heated towel rail, re-fitted luxury three piece white suite comprising low level W.C with concealed cistern, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap over plus fitted shower over, tiled to all splash areas, vinyl wood effect flooring, extractor fan.

## EXTERNALLY

### FRONT

Mainly laid to blue slate shingled with mature trees and shrubs, paved pathway to entrance door.

Mono-block paved driveway to rear providing off road parking for two-three vehicles with security lighting leading to:

## GARAGE

Up and over door, power and light connected, storage in roof eaves.

## GARDEN

Fully enclosed and retained by brick wall, initial paved patio area, laid to lawn area with further area laid to blue slate shingle, outside tap, timber shed with power and light connected.

**COUNCIL TAX BAND** Tax band E

**TENURE** Freehold

**LOCAL AUTHORITY** Central Bedfordshire Council

## OFFICE

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