

Kennedy
&co.

High Street

Sutton

SG19 2NF

Asking Price Of £350,000

- Premier Village Location
- Countryside Walks on Your Doorstep
- Three Bedroom End of Terrace
- Sitting Room with Wood Burning Stove
- Spacious Kitchen / Dining Room
- Family Room / Home Office / Library
- Front & Rear Gardens
- Off Road Parking & Carport



Rarely available three bedroom end of terrace property situated on the edge of the highly sought after village of Sutton. The current vendors have enjoyed living in the property for the past 27 years. Having been extended to the rear to create an additional multi-functional room & further benefits from a separate sitting room with wood burning stove & spacious kitchen / dining room. Externally there are gardens to both front & rear, off road parking & carport.

The village of Sutton is approximately 1 mile from the market town of Pottton and 3 miles to Biggleswade, which benefits from its own mainline station with direct access to London St Pancras. Sutton is a haven for walkers. The nearby John 'O' Gaunt Golf Club has 2 wonderful courses and the village itself benefits from the highly rated John 'O' Gaunt public house and a lower school that is rated 'outstanding' by Ofsted.

Entrance door with glazed insert opening into:

ENTRANCE HALLWAY

Stairs rising to the first floor, radiator, white panel doors off to:

SITTING ROOM

17' 9" x 10' 9" (5.41m x 3.28m) Dual aspect with Upvc double glazed window to the front aspect and patio doors to the rear opening onto the patio, radiator, feature wood burning stove, coving to ceiling.

KITCHEN / DINING ROOM

17' 9" x 14' 7" max narrowing to 11' 5" (5.41m x 4.44m) Upvc double glazed window to the front aspect, range of fitted base and matching eye level units, worksurface space with tiling to splash areas, 1 1/2 bowl sink unit, plumbing for washing machine, space for upright fridge / freezer and cooker, part glazed door opening into family room, space for table and chairs, further door to:

CLOAKS / BOOT ROOM

Upvc double glazed door to the front aspect.

FAMILY ROOM

15' 0" x 9' 0" (4.57m x 2.74m) Multi-functional room currently used as a home office, vaulted ceiling lighting, recessed ceiling lighting, stripped flooring, Upvc double glazed windows to both rear and side aspects, Upvc double glazed French doors opening to the rear garden.

FIRST FLOOR LANDING

Upvc double glazed window to the rear aspect, doors off to all rooms.

BEDROOM ONE

12' 1" x 11' 6" (3.68m x 3.51m) Upvc double glazed window to the front aspect, radiator, storage cupboard.

BEDROOM TWO

10' 9" x 8' 9" (3.28m x 2.67m) Upvc double glazed window to the front aspect, radiator, storage cupboard.

SHOWER ROOM

Upvc double glazed window to the rear aspect, fitted three piece suite comprising low level Wc, pedestal wash hand basin and walk in double width shower cubicle with fitted 'Mira' shower, tiling to all splash areas, heated towel rail.

BEDROOM THREE

8' 6" x 7' 9" (2.59m x 2.36m) Upvc double glazed window to the rear aspect, radiator.

FRONT GARDEN

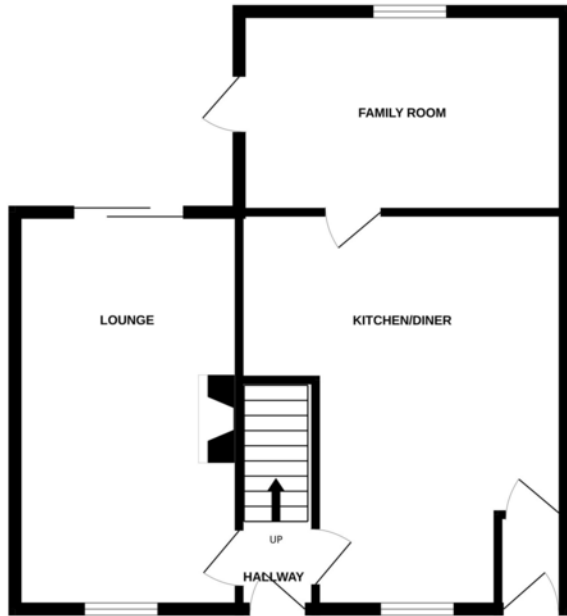
Laid mainly to lawn with hedge screening to the front aspect, range of mature trees and shrubs, ornamental pond, gravel pathway to entrance door, double gates to the side opening to off road parking area for one vehicle, which in turn leads to a covered carport, providing additional parking for another vehicle, raised well stocked bed to one side, walk through to:

REAR GARDEN

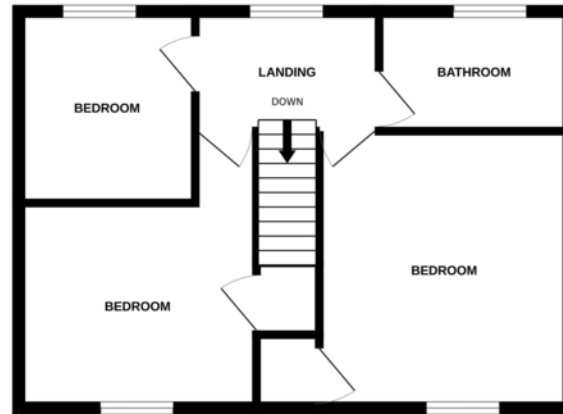
Laid mainly to meadow with hedge screening to the rear aspect, block paved patio, further gravelled seating area, two garden sheds, outside lighting.



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.
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COUNCIL TAX BAND

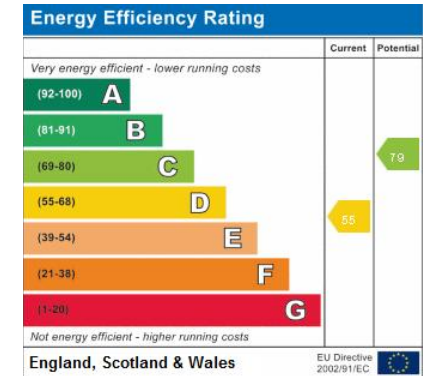
Tax band B

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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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