



Kennedy & Co.

11 Merlin Drive, Sandy

SG19 2UN

EPC: TBA

Offers In Excess Of £450,000

- Spacious & Versatile Four Bedroom Detached Home
- Entrance Hall With Re-Fitted Modern Cloakroom
- Spacious Sitting Room With Separate Dining Room
- uPVC Double Glazed Brick Based Conservatory
- Re-Fitted Kitchen With Separate Re-Fitted Utility Room
- Family Room/Study
- Re-Fitted Modern Family Bathroom
- Re-Fitted Modern En-Suite To Master Bedroom



A wonderful opportunity to purchase this much improved, extremely well presented and spacious four bedroom detached modern family home, ideally situated in a sought after area of Sandy occupying a corner plot with off road parking and a delightful rear garden, offering very versatile accommodation including three separate reception rooms.

This fine home briefly boasts spacious accommodation including an entrance hall with re-fitted modern cloakroom, spacious 12ft x 12ft sitting room, separate dining room, re-fitted modern kitchen, separate re-fitted modern utility room, uPVC double glazed brick based conservatory and family room/study.

The first floor benefits from four bedrooms including a master with re-fitted modern en-suite shower room, and generous 16ft guest bedroom, plus a re-fitted modern family bathroom.

Other benefits include replaced uPVC double glazing throughout, replaced front and rear entrance doors, and gas to radiator central heating.

Externally this superb property offers a corner plot with driveway providing off road parking for two/three vehicles with an electric vehicle charging point, established front garden area with mature trees, and a truly delightful fully landscaped and well maintained enclosed rear garden.

Early viewings on this fantastic home are strongly recommended.

PARTICULARS

Storm porch with replaced composite obscure double glazed entrance door to:

ENTRANCE HALL

uPVC obscure double glazed windows to front elevation, single panel radiator, luxury laminated wood effect flooring, stairs rising to first floor, communicating doors to:

CLOAKROOM

Single panel radiator, re-fitted modern two piece white suite comprising low level W.C with concealed cistern and wash hand basin with mixer tap over set into cupboard unit, luxury laminated wood effect flooring, tiled to all splash areas, extractor fan.

LOUNGE

12' 3" x 12' 3" (3.73m x 3.73m) uPVC double glazed bay window to front elevation, two double panel radiators, luxury laminated wood effect flooring, coving to ceiling, double doors to:

DINING ROOM

10' 8" x 9' (3.25m x 2.74m) Single panel radiator, luxury laminated wood effect flooring, coving to ceiling, door to kitchen plus uPVC double glazed sliding patio doors to:

CONSERVATORY

9' 4" x 8' (2.84m x 2.44m) uPVC double glazed brick based conservatory, uPVC double doors to garden, fitted blinds to all windows, tiled flooring.

KITCHEN

12' x 9' (3.66m x 2.74m) uPVC double glazed window to rear elevation, single panel radiator, re-fitted modern kitchen comprising one and half bowl stainless steel sink/drainer unit with feature mixer tap over, rolled top work surfaces, range of fitted base units incorporating built in stainless steel oven, built in four burner gas hob, space and plumbing for dishwasher, space for fridge, tiled to all splash areas, further range of wall mounted units incorporating extractor hood, tiled flooring, door to:

UTILITY ROOM

9' 2" x 5' 6" (2.79m x 1.68m) Dual aspect room, uPVC double glazed window to side elevation plus uPVC double glazed door to rear elevation, single panel radiator, re-fitted utility room comprising one and a half bowl stainless steel sink/drainer unit with mixer tap over, rolled top work surfaces, range of base units incorporating space and plumbing for washing machine, space for tumble dryer, tiled to all splash areas, wall mounted gas boiler, tiled flooring, extractor fan, built in storage cupboard, doorway to:

STORE ROOM

7' 8" x 5' (2.34m x 1.52m) Laminated wood effect flooring, space for American style fridge/freezer, sliding door to:

FAMILY ROOM/STUDY

11' 5" x 7' 8" (3.48m x 2.34m) uPVC double glazed window to front elevation with fitted blind, electric heater, laminated wood effect flooring, sunken spotlighting.

FIRST FLOOR

LANDING

Access to loft space, communicating doors to:

MASTER BEDROOM

11' 8" x 10' 6" (3.56m x 3.2m) uPVC double glazed window to rear elevation, single panel radiator, door to:

ENSUITE

uPVC obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, re-fitted modern three piece suite comprising low level W.C with concealed

cistern, wash hand basin with mixer tap over set into drawer unit, large fully tiled shower enclosure with fitted rain effect power shower over, tiled to all elevations, extractor fan, sunken spotlighting, wood effect tiled flooring, built in airing cupboard housing hot water cylinder.

BEDROOM TWO

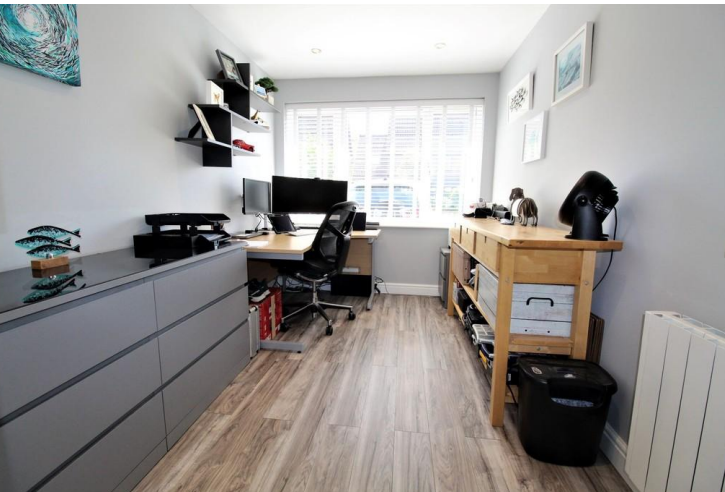
16' 9" x 7' 10" (5.11m x 2.39m) Dual aspect room, uPVC double glazed windows to both front and side elevations with fitted blinds, single panel radiator, large built in double wardrobe, access to further loft space.

BEDROOM THREE

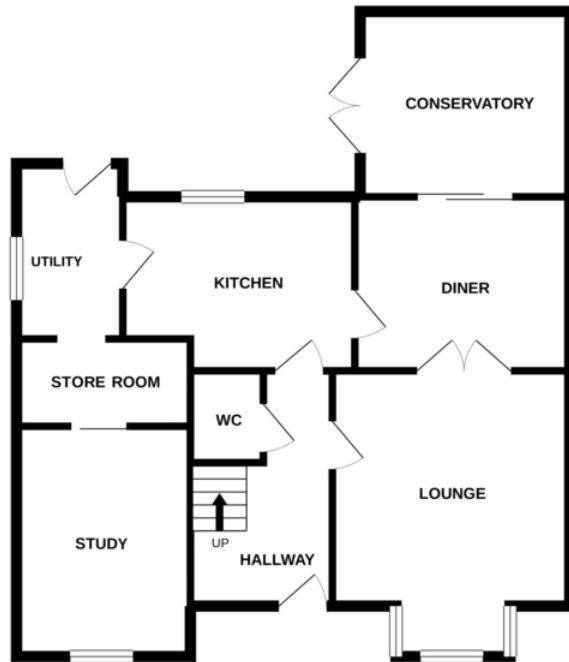
11' x 8' 5" (3.35m x 2.57m) uPVC double glazed window to front elevation with fitted blind, single panel radiator.

BEDROOM FOUR

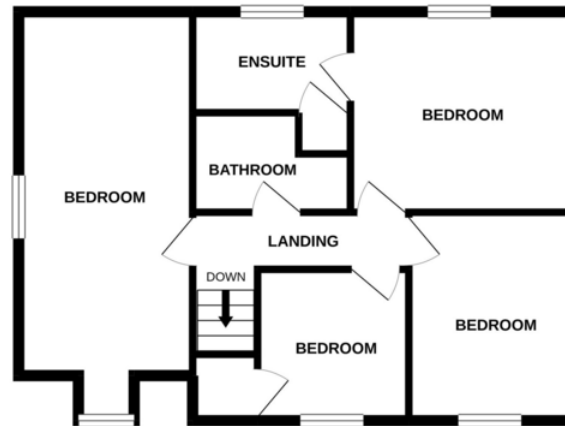
8' 2" x 7' 10" (2.49m x 2.39m) uPVC double glazed window to front elevation with fitted blind, single panel radiator, built in storage cupboard over stairs.



GROUND FLOOR
75.3 sq.m. (811 sq.ft.) approx.



1ST FLOOR
55.8 sq.m. (600 sq.ft.) approx.



TOTAL FLOOR AREA: 131.1 sq.m. (1411 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.

BATHROOM

Wall mounted heated towel rail, re-fitted modern three piece suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, panelled bath with both mixer tap and fitted power shower over, tiled to all splash areas, tiled flooring, extractor fan.

EXTERNALLY

FRONT

Part shingled and part tarmac driveway providing off road parking for 2-3 vehicles with electric vehicle charging point, established tree and shrub beds, gated access to side leading to:

REAR GARDEN

Fully enclosed delightful landscaped rear garden, initial paved patio area with outside tap, mainly laid to lawn with established raised tree and shrub beds, raised timber decking seating area, generous timber shed with power and light connected on its own consumer unit, storage area to rear with small timber store ideal for storing wheelie bins.

COUNCIL TAX BAND Tax band E

TENURE Freehold

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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.