



Kennedy & Co.

17 Glebe Road, Sandy

SG19 1LN

EPC: TBA

£385,000

- Greatly Extended Four Bedroom Semi-Detached Home
- Superb 21ft Lounge
- Family Room/Study
- Dining Room & uPVC Double Glazed Conservatory
- Luxury Re-Fitted Kitchen & Open Plan Breakfast Room
- Re-Fitted Matching Utility Room
- Re-Fitted Four Piece Family Bathroom
- Fantastic 20ft Master Bedroom



A wonderful opportunity to purchase this immaculately presented and greatly extended four bedroom semi-detached substantial family home, boasting very versatile accommodation with generous accommodation including three reception rooms and 20ft master bedroom, plus a luxury re-fitted kitchen/breakfast room, situated in a quiet sought after location within easy walking distance of the town centre.

The property briefly boasts an entrance hallway, family room/study, very spacious 21ft sitting room, separate dining room, uPVC double glazed conservatory, luxury re-fitted kitchen with open plan breakfast room and re-fitted utility room, re-fitted modern cloakroom, re-fitted mode-fitted four piece first floor family bathroom, and a fantastic 20ft master bedroom plus three further bedrooms.

Other benefits include uPVC double glazing throughout, and gas to radiator central heating with combination boiler.

Externally this superb home benefits from a driveway and front garden, and a fully enclosed well maintained rear garden.

Early viewings are strongly encouraged.

PARTICULARS

uPVC leaded double glazed entrance door to:

ENTRANCE HALL

Double panel radiator, tiled flooring, stairs rising to first floor, coving to ceiling, communicating doors to:

FAMILY ROOM/STUDY

9' 8" x 7' 9" (2.95m x 2.36m) uPVC double glazed window to front elevation, single panel radiator, tiled flooring, coving to ceiling, spotlighting.

LOUNGE

21' 3" x 9' 8" (6.48m x 2.95m) uPVC double glazed window to front elevation, double panel radiator, feature living flame gas

fireplace with marble surround and hearth, storage recess under stairs, coving to ceiling, door to kitchen, plus archway to:

DINING ROOM

10' 10" x 9' 1" (3.3m x 2.77m) uPVC double glazed twin doors to conservatory, single panel radiator, coving to ceiling.

CONSERVATORY

9' 5" x 9' 3" (2.87m x 2.82m) Brick based uPVC double glazed conservatory, double doors to garden, tiled flooring, ceiling fan with spotlighting, power points.

KITCHEN/BREAKFAST ROOM

KITCHEN AREA

10' 10" x 10' 10" (3.3m x 3.3m) uPVC double glazed window to rear elevation and uPVC double glazed obscure door to rear elevation, luxury re-fitted kitchen comprising of one and half bowl composite sink/drain unit with mixer taps over, feature work surfaces, range of fitted soft close base units incorporating built in dishwasher with matching door, two

built in ovens, built in induction hob, built in wine cooler, tiling to all splash areas, further range of soft close wall units incorporating fitted extractor hood, full under unit lighting, sunken spotlighting, tiled flooring, coving to ceiling, open plan archway to:

BREAKFAST AREA

10' 10" x 9' (3.3m x 2.74m) Range of fitted soft close full size units with pull out storage, fitted breakfast bar with matching feature work surface, space for American style fridge/freezer, continued tiled flooring, sunken spotlighting, coving to ceiling, communicating doors to:

UTILITY ROOM

7' 9" x 6' 4" (2.36m x 1.93m) uPVC double glazed window to side elevation, re-fitted matching utility room comprising feature work surfaces with space and plumbing for two washing machines and space and ventilation for tumble dryer, storage recess, tiled flooring.

SIDE LOBBY

uPVC double glazed obscure door to front elevation, single panel radiator, tiled flooring, door to:

CLOAKROOM

uPVC double glazed obscure window to rear elevation, single panel radiator, re-fitted modern two piece suite comprising low level W.C with concealed cistern and wash hand basin with mixer tap over set into cupboard unit, tiled to all elevations, vinyl tiled effect flooring.

FIRST FLOOR

LANDING

Single panel radiator, coving to ceiling, access to loft space, communicating doors to:

MASTER BEDROOM

20' 2" x 10' (6.15m x 3.05m) uPVC double glazed window to rear elevation, single panel radiator, extensive range of fitted furniture including several chest of drawers, two double wardrobes with high and low level hanging space, plus two separate wardrobes and excellent cupboard space over bed, two ceiling fans, coving to ceiling.

BEDROOM TWO

10' 10" x 9' 10" (3.3m x 3m) uPVC double glazed window to front elevation, double panel radiator, laminated wood effect flooring, three built-in wardrobes with hanging space and shelving plus spotlighting, coving to ceiling, recessed shelving.

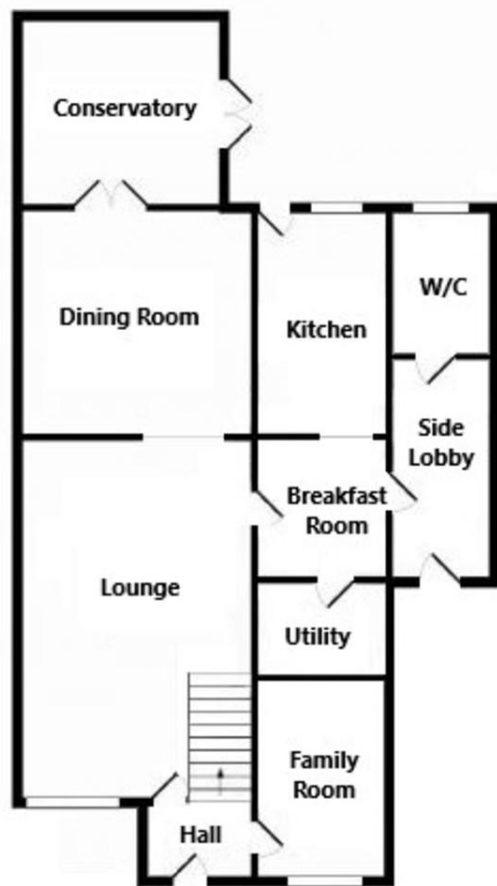
BEDROOM THREE

10' 8" x 10' (3.25m x 3.05m) uPVC double glazed window to rear elevation, single panel radiator, access to loft space, built-in double wardrobes with hanging space and shelving, ceiling fan, coving to ceiling.

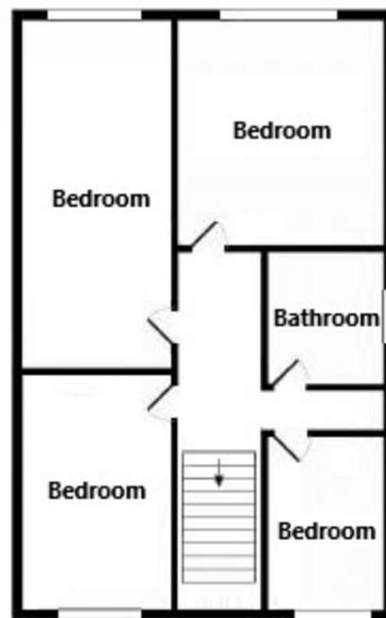
BEDROOM FOUR

7' 10" x 7' 7" (2.39m x 2.31m) uPVC double glazed window to front elevation, single panel radiator, recessed shelving area, built-in storage cupboard with hanging space.





Ground Floor



First Floor

BATHROOM

uPVC double glazed obscure window to side elevation, wall mounted heated towel rail, re-fitted four piece bathroom comprising of low level W.C with concealed cistern, two wash hand basins set into cupboard units with work surface over, panelled bath with mixer taps over plus fitted shower over, built in airing cupboard housing gas combination boiler, vinyl wood effect flooring.

EXTERNALLY

FRONT

Mono-block paved driveway providing off road parking for one vehicle, pathway to entrance door, mainly laid to artificial lawn.

REAR GARDEN

Fully enclosed rear garden, initial paved patio area with outside tap, mainly laid to artificial lawn with raised timber decking seating area, gated access to rear, timber shed.

COUNCIL TAX BAND Tax band C

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.