



Kennedy & Co.

6 Dapifer Drive, Sandy

SG19 1QJ

EPC: D

£325,000

- Hugely Improved & Very Well Presented Throughout
- FOUR Bedroom Home
- Entrance Hall With Re-Fitted Modern Cloakroom
- Re-Fitted Modern Kitchen With Solid Oak Work Surfaces
- Spacious 21ft x 13ft Lounge/Diner
- Re-Fitted Modern Bathroom
- Enclosed Well Maintained Rear Garden
- Single Garage With Power and Light Connected



A superb opportunity to purchase this hugely improved and very well presented FOUR bedroom home, which has been upgraded in recent years by the current owners to a high standard, benefitting from a generous plot with off road parking and a single garage with power & light connected, ideally situated within easy walking distance of the market square.

This fine property has been upgraded throughout to now boast an entrance hall with re-fitted modern cloakroom, very generous 21ft x 13ft lounge/diner, re-fitted modern kitchen with solid oak work surfaces, re-fitted first floor family bathroom and four bedrooms.

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

Externally this fine property offers a slightly larger than average enclosed rear garden, front garden, private off road parking and single garage with power and light connected.

Early viewings on this home 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

Replaced composite obscure double glazed entrance door to:

ENTRANCE HALL

Double panel radiator, stairs rising to first floor with built in under stairs storage cupboard, further built in storage cupboard housing space and plumbing for washing machine and tumble dryer, laminated wood effect flooring, communicating doors to:

CLOAKROOM

Obscure window to side elevation, re-fitted two piece white suite comprising low level W.C with concealed cistern and wash hand basin with mixer tap over set into cupboard unit, tiled to half height to all elevations, laminated wood effect flooring, extractor fan, sunken spotlighting.

LOUNGE/DINER

21' x 13' (6.4m x 3.96m) Dual aspect room, uPVC double glazed windows to both front and rear elevations, two double panel radiators, laminated wood effect flooring, coving to ceiling.

KITCHEN

11' x 9' 3" (3.35m x 2.82m) uPVC double glazed window to rear elevation and uPVC double glazed door to rear elevation, re-fitted modern kitchen comprising one and a half bowl ceramic sink/drainage unit with mixer tap over, solid oak work surfaces, range of soft-

close base units incorporating built in stainless steel double oven, built in four burner induction hob, space and plumbing for dishwasher, space fridge/freezer, tiled to all splash areas, further range of soft-close wall mounted units incorporating built in glass extractor hood, laminated wood effect flooring, sunken spotlighting.

FIRST FLOOR

LANDING

uPVC double glazed window to front elevation, access to loft space, built in airing cupboard housing gas combination boiler, built in storage cupboard over stairs, communicating doors to:

MASTER BEDROOM

11' 3" x 11' 3" (3.43m x 3.43m) uPVC double glazed window to rear elevation, double panel radiator.

BEDROOM TWO

13' x 9' 3" (3.96m x 2.82m) uPVC double glazed window to front elevation, double panel radiator.

BEDROOM THREE

11' x 8' 7" (3.35m x 2.62m) uPVC double glazed window to front elevation, single panel radiator.

BEDROOM FOUR

10' 4" x 5' 3" (3.15m x 1.6m) uPVC double glazed window to rear elevation, single panel radiator.

BATHROOM

uPVC obscure double glazed window to side elevation, chrome wall mounted heated towel rail, re-fitted modern three piece white suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap and fitted shower over, tiled to all elevations, tiled flooring, sunken spotlighting, extractor fan.

EXTERNALLY

FRONT

Mainly laid to lawn with tree and shrub borders, paved pathway to entrance door, personnel door to:

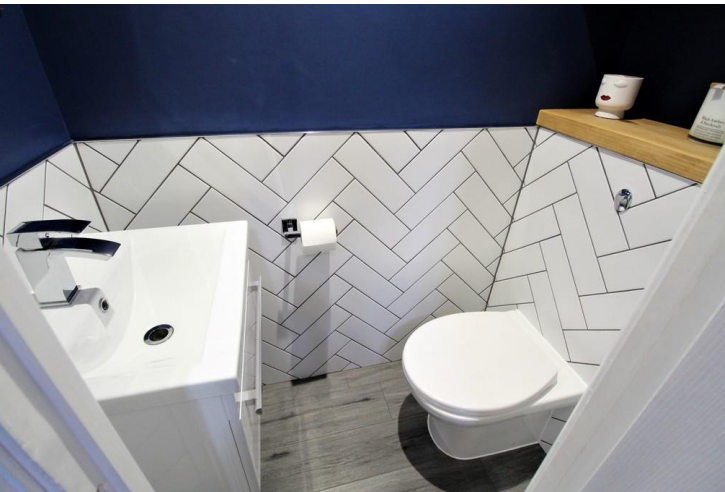
GARAGE

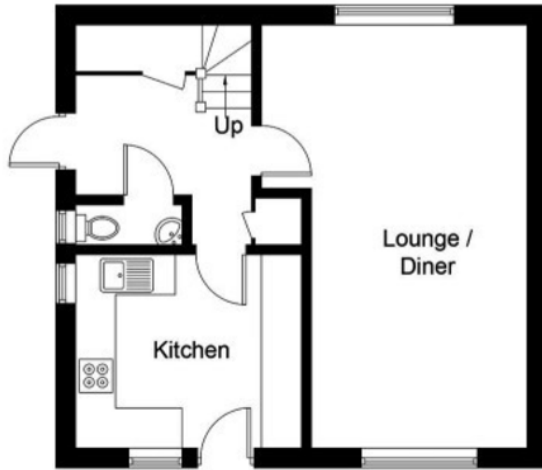
Up and over door, power and light connected.

Driveway providing off road parking for one vehicle in front.

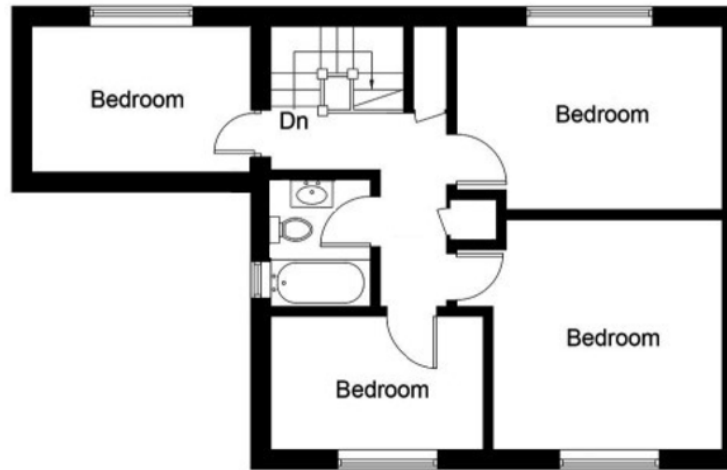
REAR GARDEN

Fully enclosed rear garden, initial paved patio area with outside tap and raised planters, gated access to laid to lawn area with further raised planters, timber shed, gated access to rear.





Ground Floor



First Floor

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