



# Kennedy & Co.

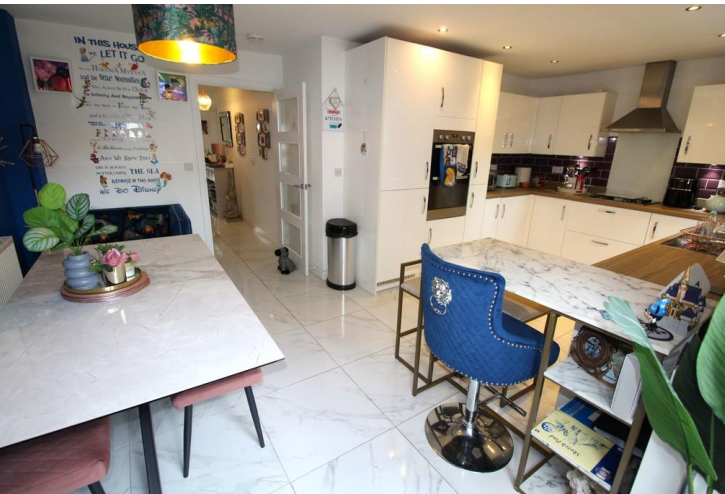
24 Prince Georges Drive, Sandy

SG19 1RN

EPC: B

£420,000

- Fantastic FIVE Bedroom Detached Family Home
- Entrance Hall With Modern Cloakroom
- Generous 19ft Luxury Fitted Kitchen/Diner
- Spacious 17ft Lounge
- Large 19ft Master Bedroom With Modern En-Suite
- Modern Family Bathroom
- Larger Than Average Enclosed Rear Garden
- 23ft Garage With Power & Light Connected



**Built in 2015 by reputable house builder Kier Homes, this fantastic five bedroom detached home is offered in immaculate condition throughout, boasting generous versatile accommodation over three floors, and is ideally situated within a desirable small development facing on to an open green.**

**This fine example has undergone a loft conversion to create further accommodation and now briefly boasts an entrance hall with modern cloakroom, very generous 17ft sitting room, luxury fitted spacious 19ft kitchen/diner, very generous 19ft master bedroom with modern en-suite shower room, modern first floor family bathroom and four further bedrooms.**

**Other benefits include uPVC double glazing throughout, gas to radiator central heating and the remaining NHBC guarantee.**

**Externally the property benefits from a small front garden laid to artificial lawn, excellent larger than average enclosed rear garden laid to artificial lawn, driveway providing off road parking for two vehicles plus a further allocated parking space, and an oversized 23ft detached garage with power and light connected.**

### **PARTICULARS**

Composite obscure double glazed entrance door to:

### **ENTRANCE HALL**

Single panel radiator, stairs rising to first floor with built in under stairs storage cupboard, communicating doors to:

### **CLOAKROOM**

uPVC double glazed obscure window to side elevation, single panel radiator, fitted two piece modern suite comprising low level WC, wash hand basin with mixer tap over, tiled to all splash areas, vinyl wood effect flooring.

### **LOUNGE**

17' 7" x 10' 7" (5.36m x 3.23m) uPVC double glazed window to front elevation with fitted shutter, single panel radiator and double panel radiator.

### **KITCHEN/DINER**

19' 3" x 13' 5" (5.87m x 4.09m) Dual aspect room, uPVC double glazed windows to both rear and side elevations and uPVC double glazed twin doors to rear elevation, two double panel radiators, luxury fitted kitchen comprising one and a half bowl stainless steel sink drainer unit with mixer taps over, wood effect rolled top work surfaces, range of base units

incorporating built in stainless steel double oven, built in stainless steel four burner gas hob, built in fridge/freezer, built in washing machine and built in dishwasher all with matching doors, tiled to all splash areas, further range of wall mounted units incorporating fitted stainless steel extractor hood, hidden gas boiler, vinyl tiled effect flooring, ideal area for table and chairs, sunken spotlighting.

## FIRST FLOOR

### LANDING

Single panel radiator, built in double doored airing cupboard housing hot water cylinder, stairs rising to second floor, communicating doors to:

### MASTER BEDROOM

19' 3" x 12' 3" (5.87m x 3.73m) Two uPVC double glazed windows to front elevation, three single panel radiators, door to:

### ENSUITE

uPVC obscure double glazed window to side elevation, single panel radiator, modern fitted three piece white suite comprising low level W.C, wash hand basin with mixer taps over, fully tiled double shower cubicle with fitted shower, fully tiled to all splash areas, extractor fan, vinyl tiled effect flooring, sunken spotlighting.

### BEDROOM TWO

11' 2" x 9' 4" (3.4m x 2.84m) uPVC double glazed window to rear elevation, single panel radiator.

### BEDROOM THREE

9' 8" x 6' 8" (2.95m x 2.03m) uPVC double glazed window to rear elevation, single panel radiator.

### BATHROOM

uPVC obscure double glazed window to side elevation, single panel radiator, modern fitted three piece white suite comprising low level W.C, wash hand basin with

mixer taps over, panelled bath with mixer taps over and fitted shower over, fully tiled to all splash areas, vinyl wood effect flooring, sunken spotlighting, extractor fan.

## SECOND FLOOR

### LANDING

Double glazed Velux window, sunken spotlighting, communicating doors to:

### BEDROOM FOUR

18' 6" x 7' 6" (5.64m x 2.29m) Two double glazed Velux windows, double panel radiator, storage cupboards in roof eaves, sunken spotlighting.

### BEDROOM FIVE

13' 4" x 7' 6" (4.06m x 2.29m) Two double glazed Velux windows, double panel radiator, storage cupboards in roof eaves, sunken spotlighting.





## EXTERNALLY

### FRONT

Paved pathway to front entrance door, mainly laid to artificial lawn, allocated parking space plus driveway to side with security lighting providing off road parking for two vehicles, gated access to:

### REAR GARDEN

Fully enclosed generous rear garden, small paved patio area with outside tap and security lighting, laid to artificial lawn for easy maintenance, personnel door to:

### GARAGE

23' 10" x 10' 7" (7.26m x 3.23m) Larger than average garage, up and over door, power and light connected, storage space in roof eaves.

### AGENTS NOTE

This property is currently undergoing an NHBC claim. The claim has been accepted and is currently being investigated and resolved.

**COUNCIL TAX BAND** Tax band E

**TENURE** Freehold

**LOCAL AUTHORITY** Central Bedfordshire Council

## OFFICE

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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