



2a Primrose Hill, Little Gransden, Sandy, Bedfordshire. SG19 3DP | Satchells



4 Bedroom Detached House

£1,250,000 Freehold

Individually designed brand new detached residence of circa 3000sqft. Located in the highly sought after village of Little Gransden.

- Brand New Executive Detached Family Home
- Over 3000sqft of accommodation
- Separate Study
- Two En-Suite Shower Rooms & Family Bathroom
- Heating Through Air Source Heat Pump with Underfloor Heating to the Ground Floor
- Wrap Around Plot of Approximately 1/2 Acre
- Stunning Kitchen / Dining / Family Room

Entrance:

Composite door with double glazed panels to either side, opening into:

Spacious Reception Hallway:

Dog leg staircase rising to the first floor, understairs storage cupboard, recessed ceiling lighting, cloaks cupboard, Oak doors off to all principal rooms.

Study / Home Office - 3.15m x 2.95m (10'4" x 9'8")

Double glazed window to the front aspect, recessed ceiling lighting.

Downstairs Cloakroom:

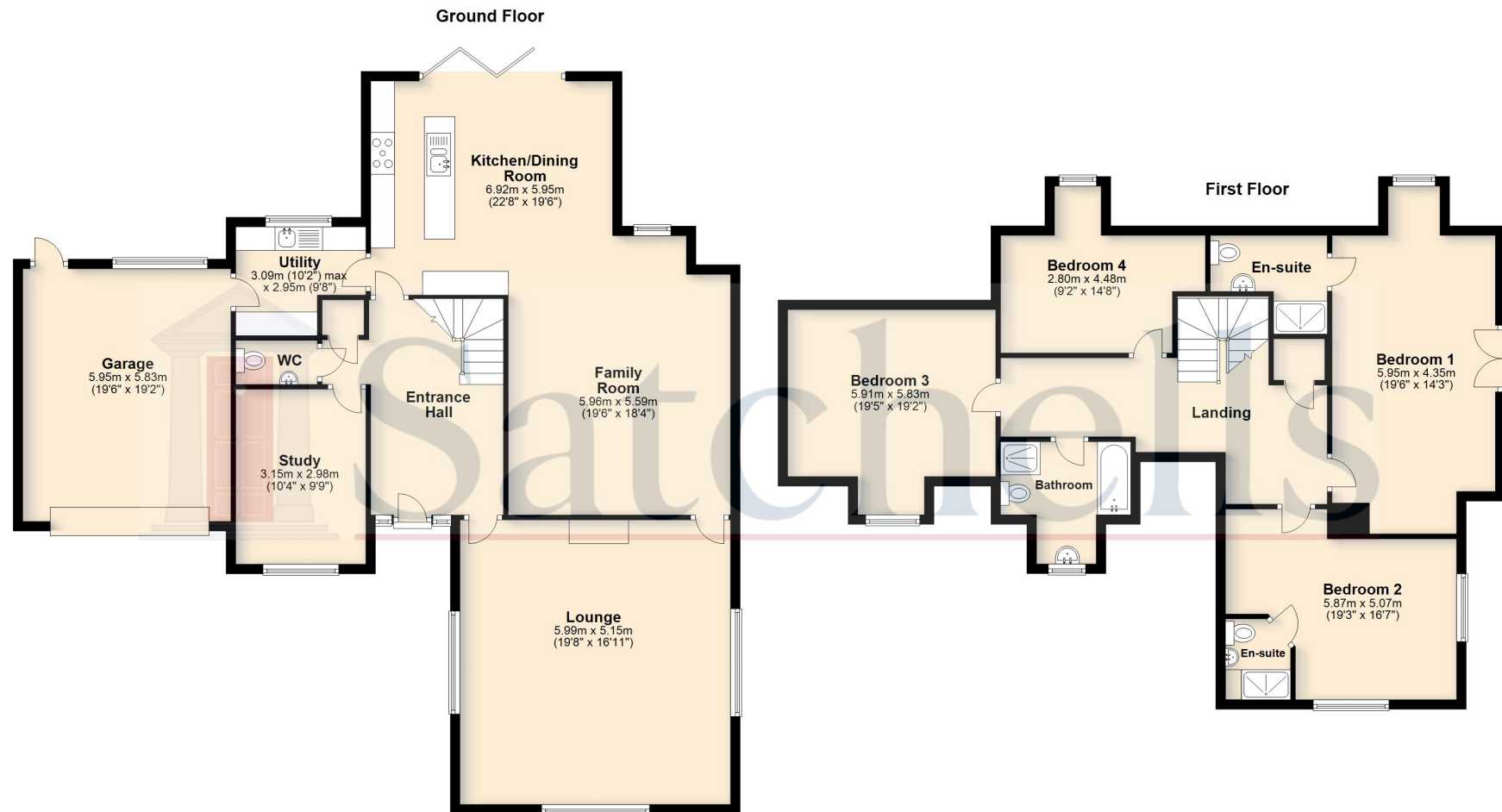
Fitted two piece quality suite comprising low level Wc & vanity wash hand basin, heated towel rail, recessed ceiling, extractor fan.

**Kitchen / Dining Room - 6.93m x 5.94m (22'9" x 19'6")**

A truly stunning room with a part vaulted ceiling, Velux roof windows & two sets of bi-folding doors allowing natural light to flood in, fitted range of high quality base & matching eye level units, Quartz worksurfaces & upstands, central island & breakfast bar with inset double sink unit, integrated 'Siemens' appliances to include eye level oven, oven / microwave combination with integrated warming drawer, induction hob with concealed extractor over, full height fridge & freezer & dishwasher, recessed ceiling lighting, Oak door to utility room, walk through to:

Family Room - 5.94m x 5.61m (19'6" x 18'5")

Patio doors opening to the patio & garden, twin double glazed windows to the rear aspect, recessed ceiling



For illustration purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.