



# Elizabethan Close

Sandy,

Bedfordshire, SG19 1FB

Freehold - Offers in Excess of **£400,000**

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We are pleased to offer to the market this BRAND NEW three bedroom detached family home. The property has been built to a high specification throughout with integrated appliances, underfloor heating and offers spacious family friendly living throughout.

Stepping into the property you are greeted by a spacious entrance hallway with ample space for storage leading into a light, spacious living room with a bay window overlooking the well presented front garden. Further to the ground floor is a downstairs WC and a modern high-specification family kitchen/diner with integral appliances, breakfast bar and ample space for family dining with French doors opening onto the private rear garden. Leading up the stairs, the landing provides access into the more than adequate principal bedroom with its own shower room, a further double bedroom and a single to make three, with a family bathroom to complete the first floor.

Externally, the property boasts a mainly laid to lawn front and rear garden with a patio area to the rear garden ideal for entertaining and alfresco dining. Gated access leads out to the rear of the garden which provides two allocated parking spaces to this well presented new home.

- NHBC 10 year builders guarantee
- Stylish kitchen/dining/family room with integrated appliances and quartz worktop
- Master bedroom with en-suite shower room
- Underfloor heating throughout the ground floor
- Parking for two cars plus further visitors parking
- Built to a high specification throughout
- Walking distance to town centre amenities
- Council Tax Band D
- EPC Rating C

## GROUND FLOOR

### Entrance Hall

Stairs rising to first floor accommodation with understairs storage cupboard. Amtico flooring with underfloor heating. Doors into cloakroom, kitchen/dining/family room and living room.

### Cloakroom

Suite comprising low level flush wc and wash hand basin with tiled splashback. Amtico flooring with underfloor heating. Extractor. Obscure double glazed window to side.



## Living Room

13' 9" x 11' 10" (4.80m x 3.61m)

Double glazed walk-in bay window to front. Underfloor heating.

## Kitchen/Dining/Family Room

19' 4" x 14' 5" (max) (5.89m x 4.39m)

A range of wall and base units with quartz worksurfaces and upstands. Fitted eye level double oven and microwave. Inset 5 ring induction hob with quartz splashback and stainless steel extractor hood over. Inset ceramic one & half bowl sink with drainer and swan neck mixer tap over. Integrated dishwasher, washer dryer and fridge/freezer. Central island including breakfast bar with quartz worksurface and cupboards/pan drawers below. Amtico flooring with underfloor heating. Wall mounted Worcester Bosch gas boiler enclosed in cupboard. Double glazed window to side and french doors opening onto the rear garden.

## FIRST FLOOR

### Landing

Access to loft space with power/light. Radiator. Obscure double glazed window to side. Airing cupboard pressurised hot water cylinder. Doors into all rooms.

### Bedroom One

15' 5" x 11' 10" (4.70m x 3.61m)

Double glazed window to front. Radiator. Door into:

## En-Suite Shower Room

Suite comprising double shower cubicle, low level flush wc and pedestal mounted wash hand basin. Partially tiled walls and ceramic tiled flooring. Heated towel rail. Extractor. Obscure double glazed window to front.

### Bedroom Two

11' 10" x 9' 6" (3.61m x 2.90m)

Double glazed window to rear. Radiator.

### Bedroom Three

9' 6" x 6' 11" (2.90m x 2.11m)

Double glazed window to rear. Radiator.

## Bathroom

Suite comprising panel enclosed bath with shower over and glass side screen, low level flush wc and wash hand basin. Chrome heated towel rail. Marble effect partially tiled walls. Extractor. Obscure double glazed window to side

## OUTSIDE

### Front Garden

Laid to lawn with paved pathway to front door.

### Rear Garden

Laid to lawn with paved patio area. Fully enclosed with gated access to parking area.

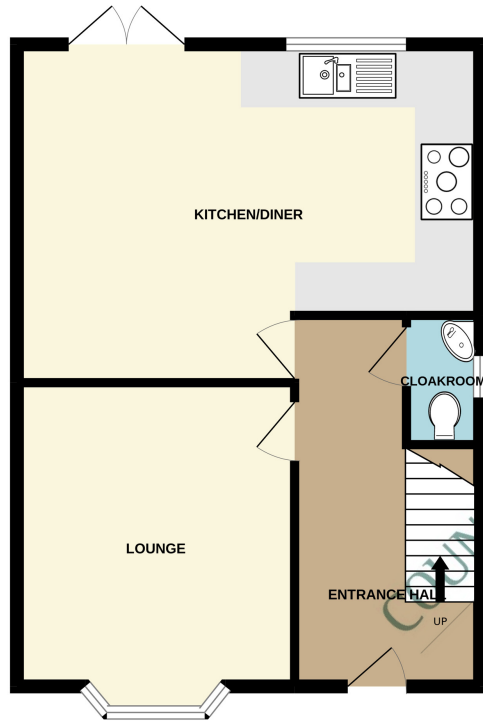
## Parking

Paved parking area for two cars.

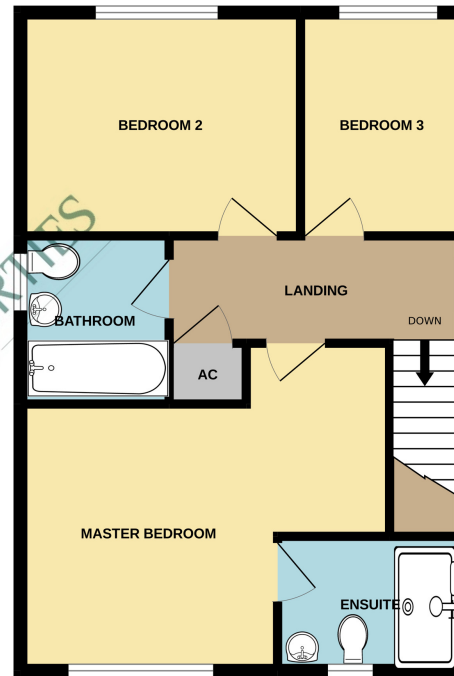




GROUND FLOOR



1ST FLOOR



PLOT 5 - 76 ST NEOTS ROAD - SANDY

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.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A	77	86
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F	G	
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

## Viewing by appointment only

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