



59, West Road

Sandy,
Bedfordshire, SG19 1HB
£450,000

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properties

This beautifully presented 3 bedroom detached property was built in 2016 to a very high standard throughout. This fantastic home comprises of a fully fitted and modern kitchen/diner with integral appliances, utility room with side access, spacious lounge and WC on the ground floor. Upstairs you will be welcomed with a bright and airy landing leading to 3 good sized bedrooms, family bathroom and a larger than most en-suite to the master. Externally the property offers a new homeowner parking for 3-4 cars as well as a well maintained wrap around garden.

- 3 Good size bedrooms
- En-suite to master
- Spacious kitchen with separate utility
- Modern spec throughout with underfloor heating
- Wrap around garden
- CHAIN FREE

Ground Floor

Entrance Hallway

18' 3" x 6' 6" (5.56m x 1.98m)

Tiled flooring, stairs leading to the first floor, under stairs storage cupboard, under floor heating throughout, access into the downstairs WC.

Downstairs WC

4' 8" x 5' 9" (1.42m x 1.75m)

Low level flush WC.

Lounge

17' 6" x 11' 4" (5.33m x 3.45m)

uPVC window to the front aspect, tiled flooring, room for an electric fireplace, French doors leading onto the rear garden, TV point.

Kitchen/Diner

17' 6" x 19' 9" (5.33m x 6.02m)

Wall and base units with an oak flat work top, integral dishwasher, integral fridge/freezer, tiled flooring, tiled splash back, integral electric oven/hob, extractor fan, uPVC windows to the front and rear aspect, sliding doors onto the rear garden and access into the utility room.

Utility Room

5' 3" x 7' 6" (1.60m x 2.29m)

uPVC window to the front aspect, oak work surfaces with cupboards and drawers, double drainer sink, Worcester boiler, space for a washing machine and tumble dryer, tiled flooring, tiled splash back, extractor fan, door leading to the side aspect.



First Floor

Landing

11' 3" x 2' 9" (3.43m x 0.84m)

Two uPVC windows to the rear aspect.

Master Bedroom

14' 1" x 14' 2" (4.29m x 4.32m)

uPVC window to the rear aspect, double radiator, carpeted, built in storage cupboards.

En-suite

7' 3" x 7' 9" (2.21m x 2.36m)

Laminate flooring, uPVC window to the front aspect, wash hand basin, shower cubicle, WC.

Bedroom Two

16' 1" x 17' 6" (4.90m x 5.33m)

uPVC windows to the side aspect, carpeted, large free standing wardrobes, double radiator.

Bedroom Three/Study

6' 6" x 9' 1" (1.98m x 2.77m)

uPVC window to the rear aspect, two radiators, carpeted.

Family Bathroom

7' 3" x 9' 1" (2.21m x 2.77m)

uPVC window to the front aspect, heated towel rail, wash hand basin, WC, shower cubicle, tiled splash back, bath.

External

Rear Garden

30' 0" x 54' 0" (9.14m x 16.46m)

The rear garden is mainly laid to lawn with a small patio area with French doors leading from the lounge and sliding doors from the kitchen/diner. To the side of the property is also a driveway providing off road parking for 3 - 4 vehicles.

Front Garden

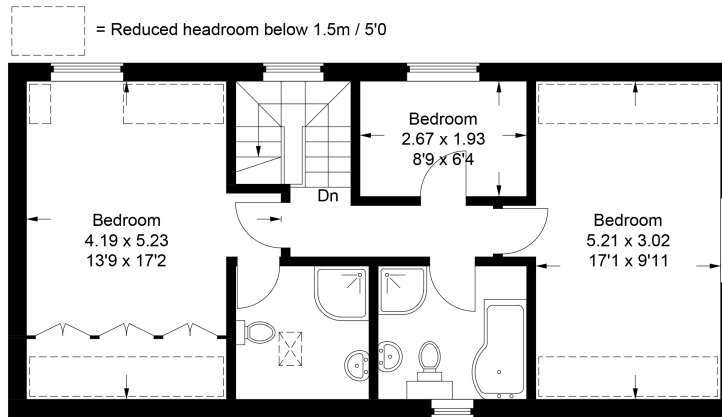
12' 0" x 42' 0" (3.66m x 12.80m)

Laid to lawn with a pathway leading to the front door.

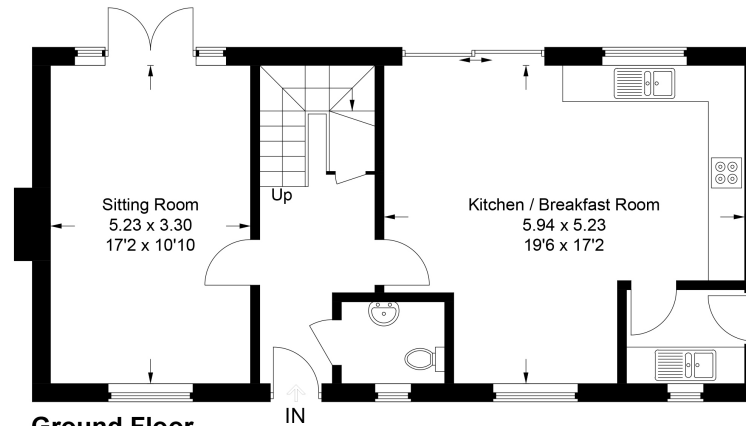




Approximate Gross Internal Area
 Ground Floor = 60.9 sq m / 655 sq ft
 First Floor = 60.1 sq m / 647 sq ft
 Total = 121.0 sq m / 1302 sq ft

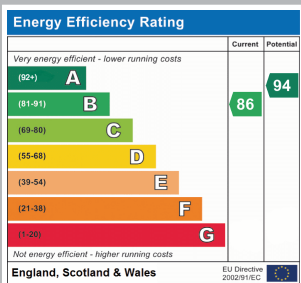


First Floor



Ground Floor

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them.
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Viewing by appointment only

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