



Primrose Hill, Little Gransden, Sandy, Bedfordshire. SG19 3DP





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
- Four Double Bedrooms
- Large Gravel Driveway & Double Garage
- EPC Rating - B Council Tax Band - G

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 lighting, Oak door through to Lounge.

Utility Room - 3.1m x 2.95m (10'2" x 9'8")

Double glazed window to the rear aspect, fitted with a matching range of base & eye level units, quartz work surfaces with inset stainless steel sink, plumbing for washing machine and tumble dryer, Oak door through to garage.

Lounge - 5.99m x 5.16m (19'8" x 16'11")

Triple aspect room allowing natural light to flood in, recessed ceiling lighting, feature bio-ethanol stove with granite hearth and Oak mantle, Oak door to family room.

First Floor Galleried Landing:

Velux window to the front aspect, recessed ceiling lighting, storage cupboard, Oak doors off to all principal rooms.

Master Bedroom - 5.94m x 4.34m (19'6" x 14'3")

Double glazed Juliet balcony to the rear with views over countryside, built in storage, further double glazed window to the rear aspect, underfloor heating control for ensuite, radiator, recessed ceiling lighting, Oak door to:

En-Suite Shower Room:

Fitted three piece contemporary suite comprising low level Wc, vanity wash hand basin & enclosed shower with drench shower head & separate handheld shower attachment. heated towel rail, tiling to all splash areas.

Bedroom Two - 5.87m x 5.05m (19'3" x 16'7")

Double glazed windows to both side and rear aspects, built-in storage, recessed ceiling lighting, radiator, Oak door to:

En-Suite shower Room:

Three piece contemporary suite comprising low level Wc, vanity wash hand basin & enclosed shower cubicle with drench shower head & separate handheld shower attachment, heated towel rail, tiling to all splash areas.

Bedroom Three - 5.94m x 5.84m (19'6" x 19'2")

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

Bedroom Four - 4.47m x 2.79m (14'8" x 9'2")

Double glazed window to rear aspect, radiator, fitted storage cupboard, recessed ceiling lighting.

Family Bathroom:

Double glazed window to the front aspect, fitted four piece contemporary suite comprising low level Wc, vanity wash hand basin, double ended bath with chrome mixer tap & enclosed corner shower with drench showerhead & separate handheld shower attachment, heated towel rail, recessed ceiling lighting, tiling to all splash areas.

Gardens:

The total plot extends to approximately 1/2 acre. The garden wraps around the property & is predominantly laid to lawn, there is large private patio area which is accessed off the kitchen / dining / family room which provides the ideal space for outdoor entertaining. Enclosed by timber fencing, immediately to the front of the property is a large gravelled driveway, proving ample parking & turning space for numerous vehicles.

Double Garage:

Electric up and over door with power & light connected, double glazed window & door to rear aspect.

Agents Note:

The air source heat pump is located outside, behind the double garage. The property runs solely on electricity generated via the air source heat pump with underfloor heating throughout the ground floor.

The property is not on mains sewage but benefits from it's own sewage treatment plant.

About the Area:

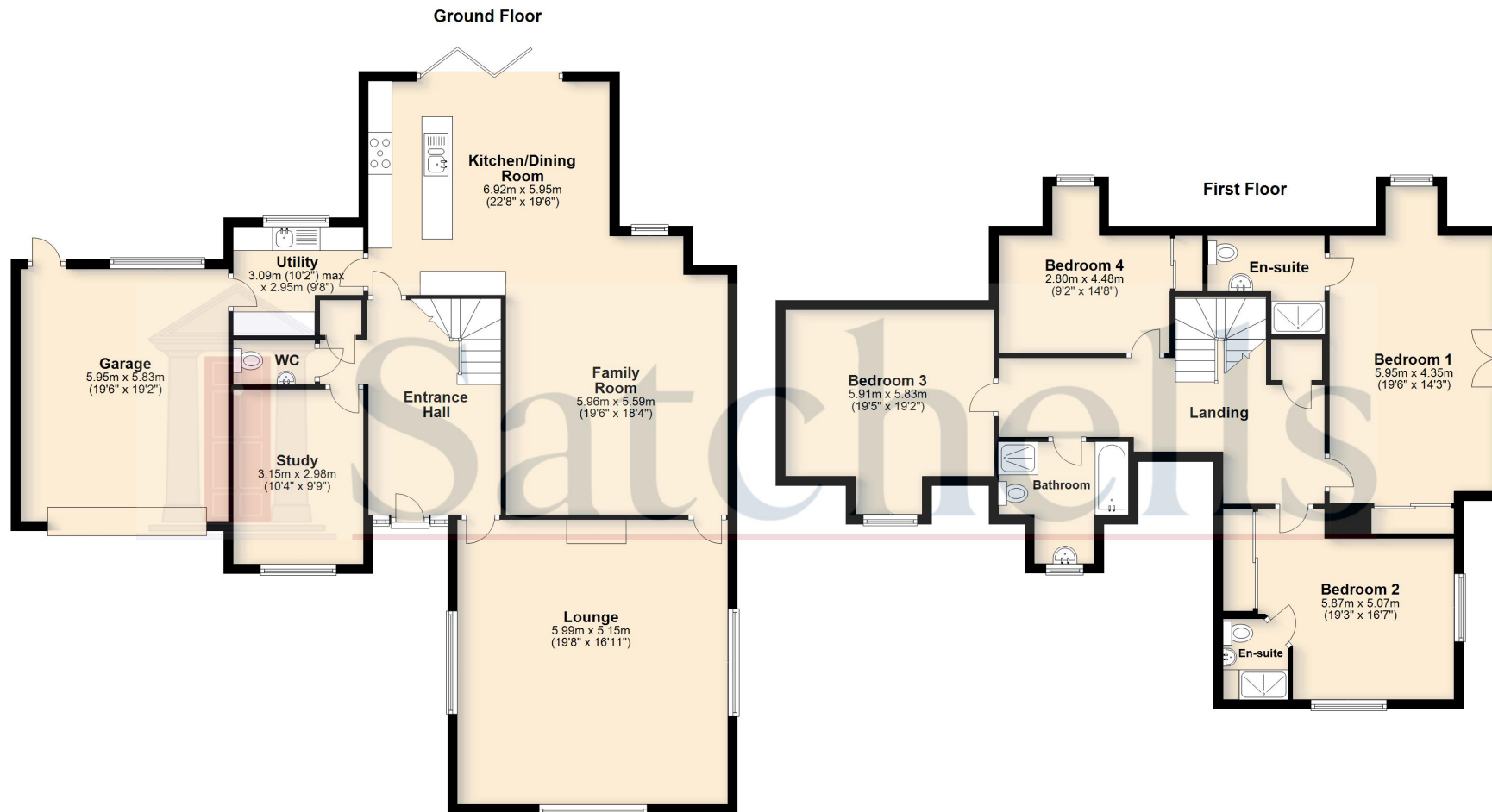
Little Grandson is a sought-after village with the very popular Chequers Pub only a stone's throw away. The neighbouring village of Great Gransden has a village school, a post office and the Crown and Cushion pub. Cambridge is just 11 miles away with the closest train station being St Neots only 6 miles away with services to Huntingdon, Biggleswade and Kings Cross.





These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.





For illustrative 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.