



Banks Drive, Sandy, Bedfordshire. SG19 1AE







## 4 Bedroom Semi-Detached House

### £375,000 Freehold

A well looked after family home located within a quiet cul-de-sac on a small development. With a single garage, private garden and off-road parking, this would make a great home for a growing family.

- Four bedroom family home
- Single garage
- Off road parking
- Private garden
- Chain free
- Cul-de-sac location
- Walking distance to town and station
- Ready to move in
- Selected appliances included
- EPC rating C. Council tax band D

**Ground Floor:****Entrance Hall:**

Entry via front door. Laminate flooring. Doors to all rooms. Stairs rising to first floor.

**Kitchen/Dining Room:**

Abt. 15' 2" x 9' 10" (4.62m x 3.00m) Entry off of the hallway. 'Alno' (German manufactured) kitchen units with Corian worktop. Freestanding washing machine and dishwasher to remain. Standalone rangemaster with five-ring gas hob, two electric fan assisted ovens and separate electric grill with stainless steel extractor hood to remain. Ceramic sink and mixer tap. Tiled flooring. Glass splashbacks. Space for dining table and chairs. Radiator. Window to front with shutters.

**Living Room:**

Abt. 11' 6" x 16' 1" (3.51m x 4.90m) maximum measurements. Located to the rear of the property, this room makes a cosy and private area for entertaining and relaxing. Double glazed door to rear with shutters leading to garden. Two radiators. Laminate flooring.

**Cloakroom:**

Comprising of low-level WC and wash hand basin. Obscured double glazed window. Tiled flooring. Radiator.

**First Floor:****Landing:**

Built-in airing cupboard housing hot water tank and shelving. Cupboard with wall mounted boiler. Stairs rising to second floor.

**Bedroom Two:**

Abt. 11' 6" x 9' 5" (3.51m x 2.87m) Double glazed window to rear elevation with shutters. Radiator. Built-in sliding door wardrobe. Carpet flooring.

**Bedroom Three:**

Abt. 10' 2" x 9' 5" (3.10m x 2.87m) Double glazed window to rear elevation with shutters. Radiator. Built-in sliding door wardrobe. Carpet flooring.

**Bedroom Four:**

Abt. 7' 9" x 6' 8" (2.36m x 2.03m) Double glazed window to rear elevation with shutters. Radiator. Carpet flooring.

**Bathroom:**

Comprising of a three-piece suite low level W.C, wash hand basin, panelled bath with shower overhead. Fully tiled bathroom with obscured double glazed window to front elevation with shutters. Radiator.

**Second Floor:****Main Bedroom:**

Abt. 15' 4" x 12' 9" (4.67m x 3.89m) Double glazed window to front elevation with shutters Radiator. Built-in wardrobes. Carpet flooring. Door to:

**En-Suite:**

Modern three piece white suite comprising of low level W.C, wash hand basin, fully tiled shower cubicle and extractor fan. Obscured double glazed window to rear elevation. Radiator.

**External:****Garden and Parking:**

Private driveway providing off road parking comfortably for two vehicles, leading to the single garage. Access o the garage is via an up and over door to front or door via the garden. The Rear Garden features a generous patio area with Indian Sandstone paving, outdoor tap and electric socket and is mainly laid to lawn. Side door into garage, gate leading to driveway.

**Additional Information:****About the Area:**

This lovely property is located within walking distance to the town and mainline train station. If you are fond of nature and walks you will love the Sandy 'Sand Hills' and the popular RSPB nature reserve.

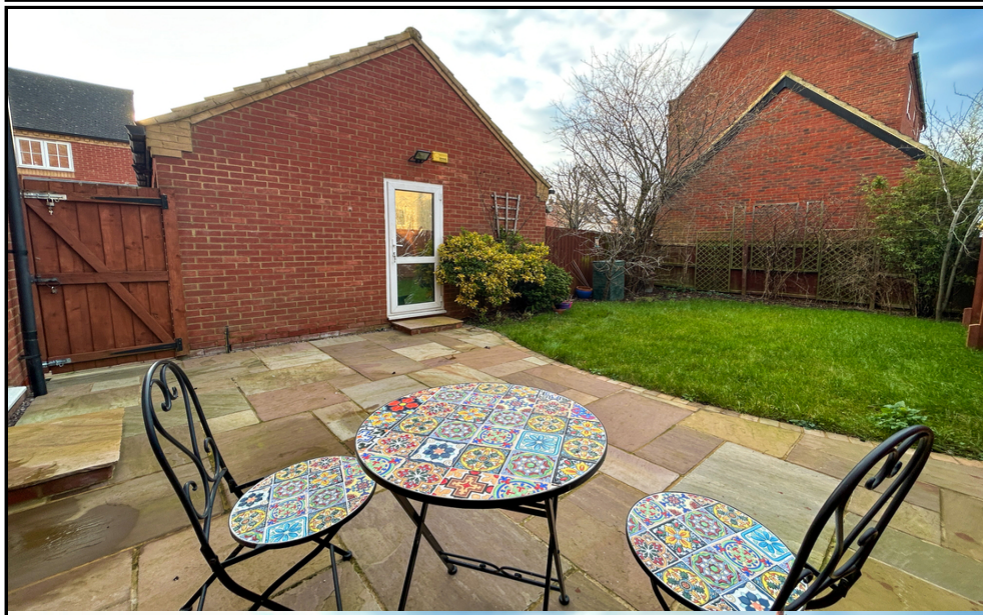
Sandy itself is conveniently located just off of the A1(m) and its mainline train station links to Peterborough and London Kings Cross, St Pancras. The town centre offers a variety of shops, cafes, hairdressers, and restaurants. Within the town, there is also a church, a range of schools, a leisure centre, dentists, and doctors.

**Agents Note:**

Draft details yet to be approved by the vendor and may be subject to change.





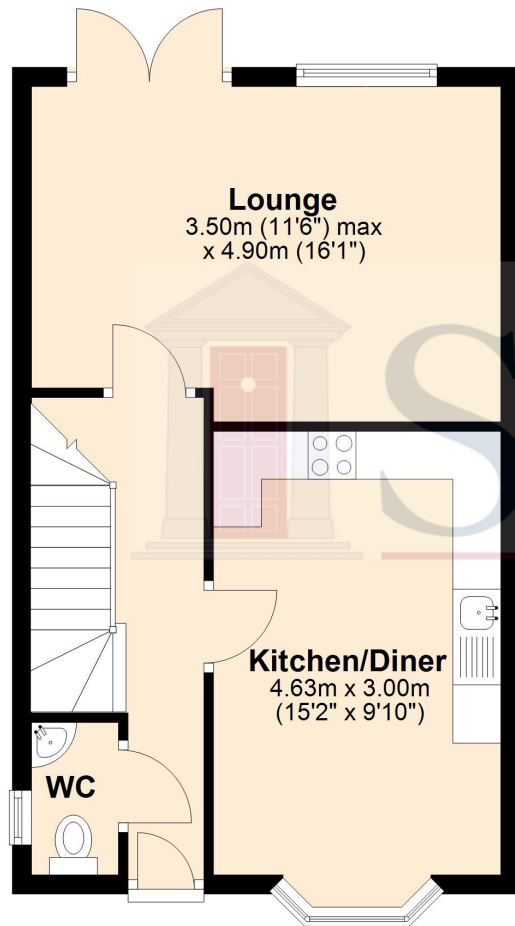


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.

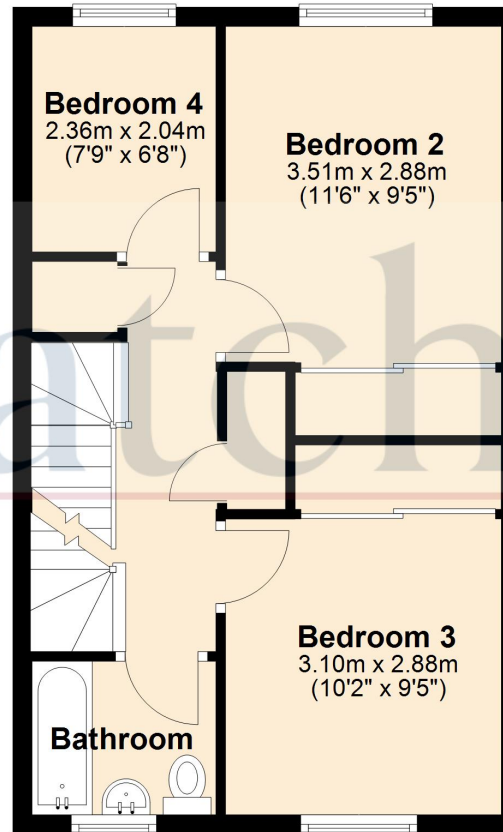




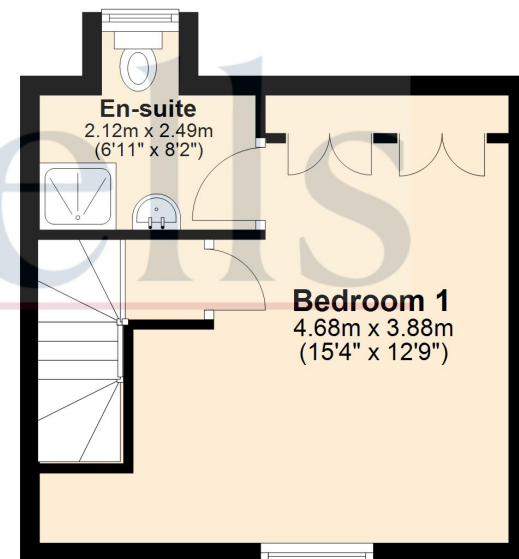
## Ground Floor



## First Floor



## Second Floor



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.