



39, Woolfield

**Sandy,
Bedfordshire, SG19 1AR
Freehold £385,000**

COUNTRY PROPERTIES
PART OF HUNTERS

This hugely EXTENDED and spacious 3 bedroom Semi-Detached home is situated within a cul-de-sac position in Woolfield, Sandy, just 0.1 miles from the train station and 0.4 miles from the town centre. Benefits include 3 good sized bedrooms, dining room/family room/playroom/4th bedroom, lounge, conservatory, modern 18ft kitchen/breakfast room, modern ground floor bathroom, en-suite to master bedroom, enclosed rear garden, off road parking and details double length garage.

- EXTENDED & IMPROVED 3 BEDROOM SEMI-DETACHED
- LOUNGE
- CONSERVATORY
- DINING ROOM/FAMILY ROOM/PLAYROOM/4th BEDROOM
- MODERN 18ft KITCHEN/BREAKFAST ROOM
- MODERN GROUND FLOOR BATHROOM
- EN-SUITE TO MASTER BEDROOM
- WELL-MAINTAINED ENCLOSED REAR GARDEN
- DRIVEWAY PROVIDING OFF ROAD PARKING
- DETACHED 28ft DOUBLE LENGHT GARAGE

Ground Floor

Entrance

uPVC double glazed obscure entrance door to:-

Entrance Hall

18' 11" x 4' 11" (5.77m x 1.50m)

Radiator. Solid oak wooden flooring. Stairs rising to first floor accommodation. Coving to ceiling. Doors leading to all rooms. Archway to:-

Conservatory

12' 6" x 7' 5" (3.81m x 2.26m)

uPVC double glazed and brick construction. Radiator. Solid oak wood flooring. Double doors to garden.

Lounge

14' 6" x 11' 0" (4.42m x 3.35m)

uPVC double glazed window to front aspect. Radiator. Solid oak wood flooring. Coving to ceiling.

Dining Room/Family Room/Playroom/4th Bedroom

11' 7" x 11' 3" (3.53m x 3.43m)

uPVC double glazed window to front aspect. Radiator. Coving to ceiling.

Bathroom

Modern 3 piece suite comprising of a low level WC, wash hand basin with mixer tap and panelled bath with antique style mixer tap and telephone style shower over. Wall mounted heated towel rail. Extractor fan. Coving to ceiling. Fully tiled walls. Feature stone tiled flooring. Obscure picture window to side aspect.

Kitchen/Breakfast Room

18' 0" x 8' 4" widening to 13' 10" (5.49m x 2.54m)

Modern kitchen fitted with a range of wall mounted and base units with roll top work surfaces over. Ceramic sink and drainer unit with mixer tap. Built-in stainless steel double oven and built-in 5 burner stainless steel gas hob over with extractor over. Integrated dishwasher. Space and plumbing for washing machine. Hidden space for fridge/freezer. Tiled splash back areas. Built-in under stairs storage cupboard. Sunken spot lighting. Wooded parquet flooring.



First Floor

Landing

14' 5" x 5' 9" (4.39m x 1.75m)
Access to loft space. Built-in airing cupboard housing wall mounted gas fired combi boiler. Coving to ceiling. Doors to:-

Bedroom One

16' 8" x 11' 7" (5.08m x 3.53m)
Dual aspect room. uPVC double glazed windows to front and rear aspects. Range of built-in wardrobes and overhead storage. Radiator. Coving to ceiling. Door to:-

En-Suite

Modern 3 piece suite comprising of a low level WC, wash hand basin with mixer tap and 'P' shaped panelled bath with mixer tap, fitted power shower over and glass shower screen. Wall mounted chrome heated towel rail. Fully tiled walls. Sunken spot lights. Coving to ceiling. Vinyl tiled effect flooring.

Bedroom Two

14' 5" x 8' 0" (4.39m x 2.44m)
uPVC double glazed window to front aspect. Radiator. Coving to ceiling.

Bedroom Three

8' 2" x 8' 0" (2.49m x 2.44m)
uPVC double glazed window to rear aspect. Radiator. Coving to ceiling.

Outside

Front

Mainly laid to lawn with block paved pathway leading to front entrance. Storm porch over front entrance. Gated access to rear.

Rear Garden

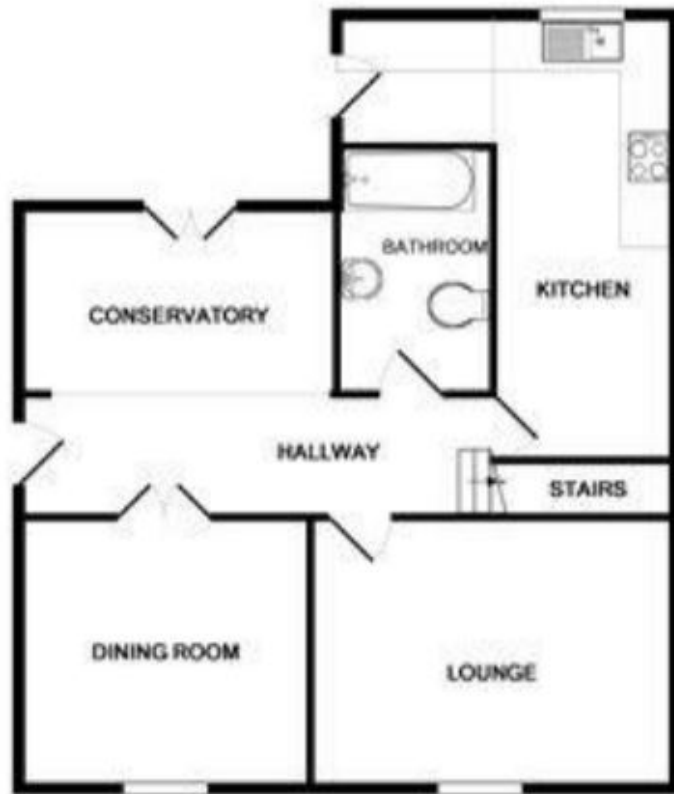
Fully enclosed. Mainly laid to lawn with mature shrub borders. Paved patio area. Gated access to front. Gate to rear for vehicular access. Reinforced concrete area providing off road parking for 1 car. Personal door to:-

Garage

28' 0" (8.53m)
Detached double length garage. Electric up and over door. Power and light. Storage in roof space. Window to side aspect.







GROUND FLOOR
APPROX. FLOOR
AREA 708 SQ FT.
(65.8 SQ M.)



1ST FLOOR
APPROX. FLOOR
AREA 510 SQ FT.
(47.4 SQ M.)

TOTAL APPROX. FLOOR AREA 1218 SQ.FT. (113.2 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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Viewing by appointment only

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