



11, Woodpecker Way

Sandy,
Bedfordshire, SG19 2SQ
Freehold £385,000

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properties

A fantastic opportunity to purchase this well presented 4-bedroom end of terrace town house situated on the outskirts of Sandy. The property comprises; entrance hallway, downstairs WC, re-fitted kitchen/breakfast room, lounge with bay window and conservatory. To the first floor is the family bathroom and three bedrooms and to the second floor is the master bedroom with built in wardrobes and an en-suite. Externally, the property benefits from a fully enclosed and secluded rear garden, converted garage now used as an office and storage with a driveway providing off road parking for up to 2 vehicles.

- End of terrace family home
- Four bedrooms
- En-suite to master
- Kitchen/Breakfast room
- Separate lounge and conservatory
- Garage converted into office and storage
- Private secure rear garden
- Off road parking for two cars
- Council Tax Band D
- EPC Rating TBC

Accommodation

Entrance Hallway

Radiator. Stairs rising to first floor. Under stairs storage. Wood effect laminate flooring. Doors into:

Cloakroom

Push button low level WC. Corner pedestal wash hand basin. Tiled splash back. Radiator. Double glazed window to side aspect. Tiled flooring.

Lounge

15' 3" into bay x 9' 2" (4.65m x 2.79m)
Double glazed bay window to front aspect.
Radiator. Dimmer light switches.

Kitchen

16' 1" x 11' 3" narrowing to 10' 1" (4.90m x 3.43m NT 3.07m)

Shaker style matching wall and base units with a selection of cupboards and draws. Integrated dishwasher. Plumbing for washing machine. Space for a American style fridge/freezer. Five ring range cooker with extractor filter over. Cupboard housing wall mounted gas boiler. Work surface space and breakfast bar. Further work surface area with one and a half bowl stainless steel sink and drainer and mixer tap over. Brick effect cream tile splash backs. Wood effect laminate flooring. Double glazed french doors to:

Conservatory

10' 0" x 9' 0" (3.05m x 2.74m)

Dwarf brick wall base with double glazed surround. Radiator. Double glazed French doors to garden.

First Floor

Landing

Stairs rising to second floor. Built in cupboard. Airing cupboard housing hot water tank and shelving. Doors to:



Bedroom Two

12' 0" x 9' 3" (3.66m x 2.82m)

Double glazed window to rear aspect. Double fronted fitted wardrobe.

Bedroom Three

10' 5" x 9' 3" (3.17m x 2.82m)

Double glazed window to front aspect. Radiator. Double fronted fitted wardrobe.

Bedroom Four

7' 7" x 6' 6" (2.31m x 1.98m)

Double glazed window to rear aspect. Radiator.

Family Bathroom

Matching suite comprising of P shaped bath with shower screen, shower over and mixer tap. Pedestal wash hand basin. Push button WC. Radiator. Shaver point. Two tiled walls. Double glazed window to front aspect.

Second Floor

Landing

Radiator. Door to:

Master Bedroom

14' 3" narrowing to x 8' 4" x 12' 7" (4.34m NT x 2.54m x 3.84m)

Double glazed Dorma window to front aspect. Radiator. Eves storage. Two double fronted wardrobes. Hatch to loft void. Door to:

En-Suite

Push button WC. Single shower cubicle. Wash hand basin with vanity unit under. Toiletries cabinet Extractor fan. Dorma double glazed window to rear aspect. Radiator. Laminate flooring.

External

Front

Shingled landscaped front garden with decorative iron fencing surround with blocked paved driveway to the side providing off road parking and EV charging point.

Rear Garden

Shingles area with stepping stone slabs to area. Laid to lawn with mature shrub beds. Step up to timber decking area and timber shed. Enclosed by fence boundaries with gated access to the side leading to the driveway.

Garage

Converted into storage and office space. Metal up and over door. Eves storage. Power and light. Glazed door to:

Office

7' 7" x 4' 7" (2.31m x 1.40m)

Double glazed window to garden. Internet. Power and light. Ceiling spot lights.





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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