



**Woodpecker Way**

Sandy, SG19 2SQ

**Guide Price £340,000- £350,000**

# Property Features

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- Refitted Kitchen
- Garage & Driveway for two cars
- Popular family Location
- Show home condition
- Ensuite
- Four bedrooms
- Kitchen/Diner
- Office space
- Off road parking
- Viewing highly advised

## Full Description

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**\*\*GUIDE PRICE £340,000-£350,000\*\*** Offered to the market in show home condition. This mid terraced three storey town house situated on the popular St Ivel park development amongst similar style properties on the northern side of Sandy. Benefiting from a study / playroom, large refitted kitchen / breakfast room, first floor sitting room, four bedrooms and en-suite shower room. Externally there is an enclosed rear garden and single garage. Viewing is highly advised

ENTRANCE HALL

CLOAKROOM

KITCHEN/BREAKFAST ROOM

15' 2" x 14' 8" (4.62m x 4.47m)

OFFICE/ PLAYROOM

11' 5" x 8' 1" (3.48m x 2.46m)

FIRST FLOOR ;LANDING

LOUNGE

14' 9" x 12' 5" (4.5m x 3.78m) narrowing 9'0

MASTER BEDROOM

11' 9" x 8' 4" (3.58m x 2.54m)

ENSUITE

SECOND FLOOR LANDING

BEDROOM

12' 4" x 8' 4" (3.76m x 2.54m)



## BEDROOM

9' 10" x 8' 4" (3m x 2.54m)

## BEDROOM

9' x 6' 2" (2.74m x 1.88m)

## FAMILY BATHROOM

## FRONT GARDEN

Enclosed by a wrought iron railings with gate, laid to shrubs, pathway to entrance door

## REAR GARDEN

Laid mainly to lawn, patio area, enclosed by timber panel fencing, shrub borders, gated rear access. leading to garage

## GARAGE

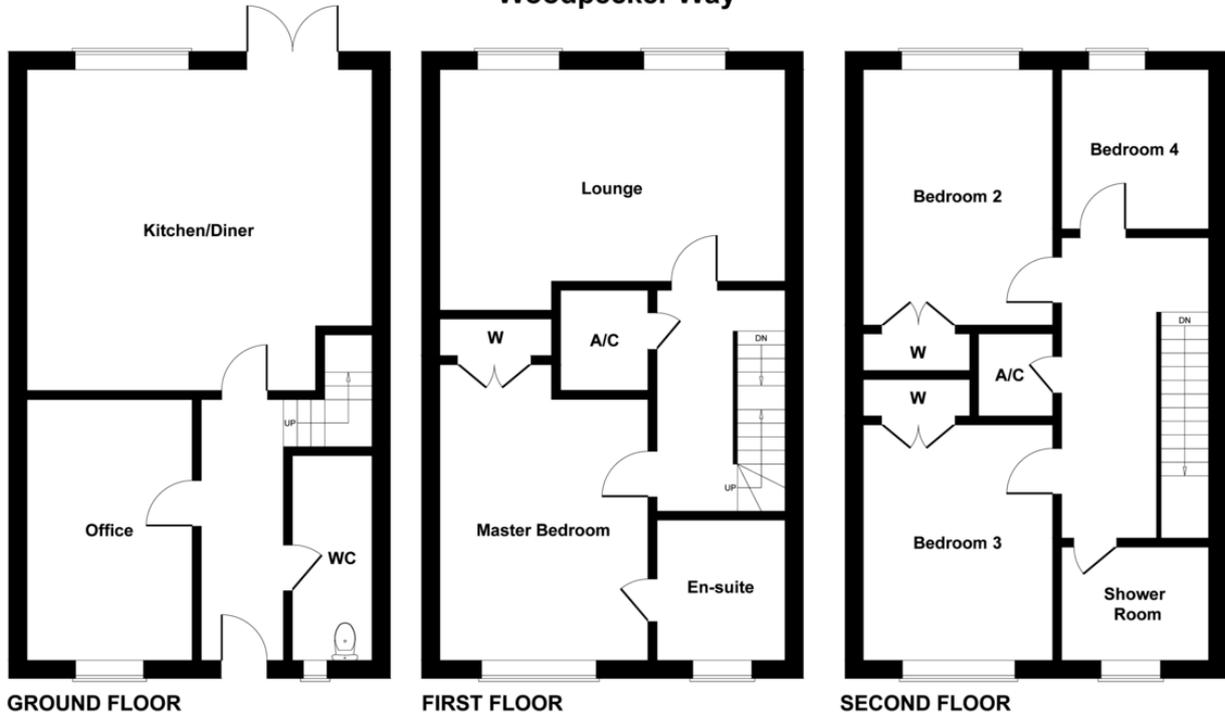
Set to the end of the terrace, up and over door, eaves storage space, personal door to rear

## BLOCK PAVED DRIVEWAY

Set to the front of the garage, providing off road parking for two vehicles.



## Woodpecker Way



Not to Scale. Produced by The Plan Portal 2021  
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		86   B
69-80	C	72   c	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements