



Blue Moon, 79 Kestrel Way, Sandy, SG19  
2TG

 **THOMAS MORRIS**



Asking Price: £465,500

Freehold

Kestrel Way, Sandy, SG19 2TG

---

- Well Presented Extended Detached Family Home
  - Four/Five Bedrooms
  - En-Suite, Family Bathroom & WC
  - Stylish Re-Fitted Kitchen Dining Room
  - Living Room, Sunroom & Study Potential
  - Driveway Parking For A Minimum Of 3 Vehicles
  - 1.5 Mile Walk To Mainline Train Station
  - Walking Distance To Schools, Local shops & Excellent A1m Access
- 

Welcome to this well presented four/five bedroom detached family home located on the sought-after 'Fallowfield's' estate. Situated near Sandy Mainline Train Station, this property offers convenient and fast links to London and the North, as well as easy access to the A1 motorway.



One of the standout features of this home is the generous amount of living space it offers. With a living room, sunroom, and a versatile kitchen diner family room, there is plenty of room for everyone to relax and enjoy. The kitchen diner spans the width of the downstairs, providing a fantastic entertaining space when combined with the sunroom and the abundance of storage options certainly add to its practicality. Downstairs is also home to the very handy utility room and bedroom 5. The bedroom comfortably fits a double bed and also boast a shower making it the perfect space for visiting guests or family.

# Accommodation

Ground Floor

Hallway

WC

Living Room

Kitchen/Dining Room

Sunroom

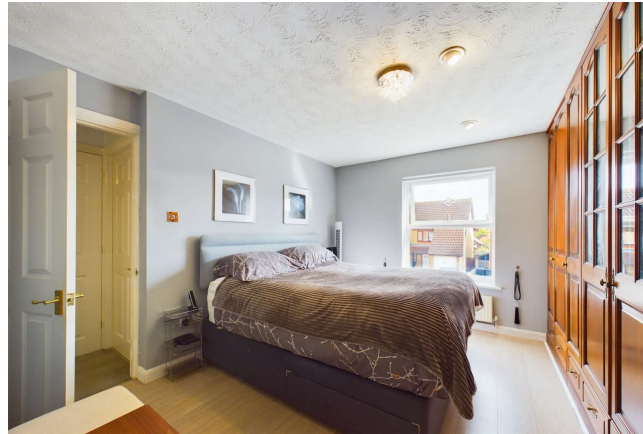
Utility Room

Bedroom 5

First Floor

Landing

Bedroom 1



## Further Information

Upstairs, all of the bedrooms are located off the landing, providing a sense of privacy and tranquillity. The family bathroom is conveniently situated on this floor, while the master bedroom benefits from its own en-suite bathroom and ample built in wardrobe space, adding a touch of luxury to daily life.

Outside, the property features a block paved driveway that can accommodate three or four vehicles. The back garden is perfect for enjoying outdoor activities and socialising, a large shed provides additional storage space, further enhancing the practicality of this home.

Don't miss the opportunity to make this extended four bedroom family home your own. Contact us today to arrange a viewing and experience the exceptional living space, convenient location, and excellent storage options that this property has to offer.

Property Type - Freehold  
Council Tax Band - E  
EPC - C/79  
Local Authority - Central Beds

To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



## Thomas Morris

1 Market Square, Biggleswade, Bedfordshire,  
SG18 8AP

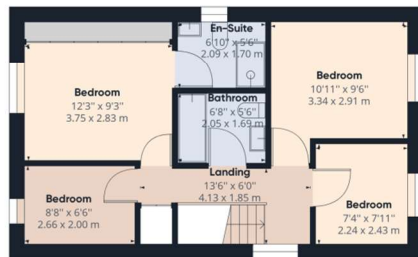
T: 01767 310111

enquiries@tm-biggleswade.co.uk

Visit all our properties at



Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
1397.33 ft<sup>2</sup>  
129.82 m<sup>2</sup>

(1) Excluding balconies and terraces

☐ Reduced headroom  
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE 360

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

### Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

