



Kennedy
&co.

Biggleswade Road

Potton

SG19 2LU

Asking Price Of £575,000

- Executive Detached Family Home
- Stunning Re-Fitted Kitchen / Breakfast Room
- Separate Reception Rooms
- Study with Built in Furniture
- Four Bedrooms
- En-Suite to Master Bedroom
- Four Piece Family Bathroom Suite
- Enclosed Rear Garden



Beautifully presented detached family home, built to the 'Mayfair' design by Messrs 'Kier Homes'. Located within walking distance of Potton market square and all local amenities. Benefiting from separate reception rooms, study, stunning re-fitted kitchen / breakfast room, separate utility room, four bedrooms with master en-suite and family bathroom. Externally there is an enclosed rear garden and detached double garage with additional parking to the front for two vehicles.

Potton is well positioned for those looking for country life with beautiful countryside walks nearby with the RSPB nature reserve be approximately 1.9 miles away.

There are good road links into Cambridge and London and the nearby towns of Biggleswade and Sandy also offer a wider range of High Street amenities with easy access to the A1 & railway links into London Kings Cross St Pancras.

ENTRANCE

Front door with glass panes to either side opening into:

RECEPTION HALL

Dog leg staircase rising to the first floor, radiator, "Amtico" flooring, storage cupboard, doors off to:

CLOAKROOM

Two piece white suite comprising low level Wc and wash basin, "Amtico" flooring, extractor fan.

SITTING ROOM

22' 7" x 12' 0" (6.88m x 3.66m) Twin Upvc double glazed windows to the front aspect, twin radiators, Upvc double glazed "French" doors to rear aspect, 'Amtico' flooring.

DINING ROOM

11' 9" x 10' 6" (3.58m x 3.2m) Twin Upvc double glazed windows to front aspect, "Amtico" flooring, radiator, twin glazed doors to study.

STUDY

11' 10" x 6' 8" (3.61m x 2.03m) Upvc double glazed window to side aspect, radiator, 'Amtico" flooring, fitted office furniture to include desk with matching drawers.

KITCHEN / BREAKFAST ROOM

17' 6" x 12' 6" (5.33m x 3.81m) Stunning re-fitted kitchen / breakfast room designed and fitted by "Hammonds". Upvc double glazed window and "French" doors to rear aspect, comprehensive range of base and eye level units, ample work surface space with copper fittings, one and a half bowl copper sink unit with fitted instant boil tap, built in combination double oven / microwave, inset five ring gas hob with extractor over, cooker hood over. Integral fridge / freezer and dishwasher, fitted corner bench seating area with storage under, 'Amtico' flooring, recessed ceiling lighting, door through to:

UTILITY ROOM

9' 3" x 5' 9" (2.82m x 1.75m) Half glazed door to side aspect, fitted with a range of base and matching eye level high gloss units with quartz work surfaces, single bowl sink unit, 'Amtico' flooring, integral washing machine, cupboard housing gas fired boiler.

GALLERIED FIRST FLOOR LANDING

Galleried landing, Upvc double glazed window to front aspect, loft access, airing cupboard, radiator, storage cupboard, doors off to:

BEDROOM ONE

12' 6" x 12' 2" (3.81m x 3.71m) Upvc double glazed "French" doors opening onto "Juliet" balcony to the rear aspect, radiator, door to:

EN-SUITE SHOWER ROOM

Fitted three piece suite comprising double width walk in shower unit, wash hand basin and low level Wc, "Amtico" flooring, recessed ceiling lighting, extractor

fan, heated towel rail.

BEDROOM TWO

15' 9" x 10' 7" (4.8m x 3.23m) Upvc double glazed window to rear aspect, built in double wardrobe, radiator.

BEDROOM THREE

12' 2" x 9' 6" (3.71m x 2.9m) Twin Upvc double glazed windows to front aspect, built in double wardrobe, radiator.

BEDROOM FOUR

12' 2" x 6' 3" exc wardrobes (3.71m x 1.91m) Twin Upvc double glazed windows to front aspect, built in bedroom furniture with hanging space, shelving and shoe storage, radiator.

FAMILY BATHROOM

Upvc double glazed window to rear aspect, fitted four piece suite comprising enclosed shower, low level Wc,

wash hand basin and bath with telephone style shower attachment, heated towel rail, 'Amtico' flooring, extractor fan.

FRONT GARDEN

Shrub and shingle beds, with hedge screening to the front set behind iron railings, gated access to side, pathway to entrance door.

REAR GARDEN

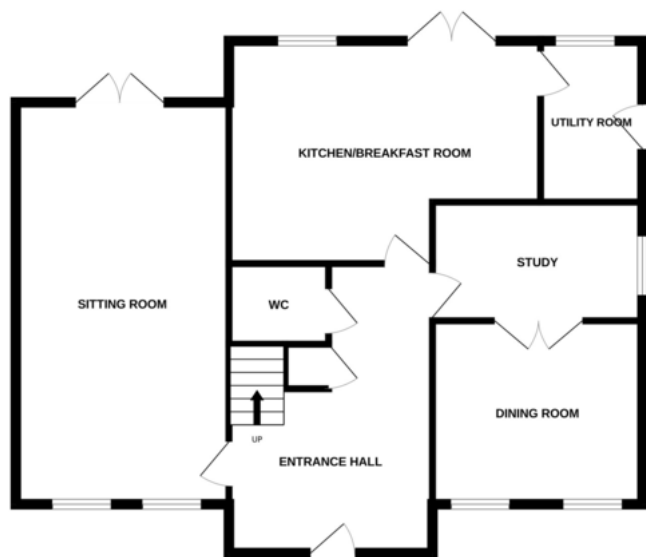
Raised patio leading to lawned area, further patio set in the corner of the garden, steps down to pathway leading gate with access to the detached double garage and driveway, tap, external power point.

DETACHED DOUBLE GARAGE

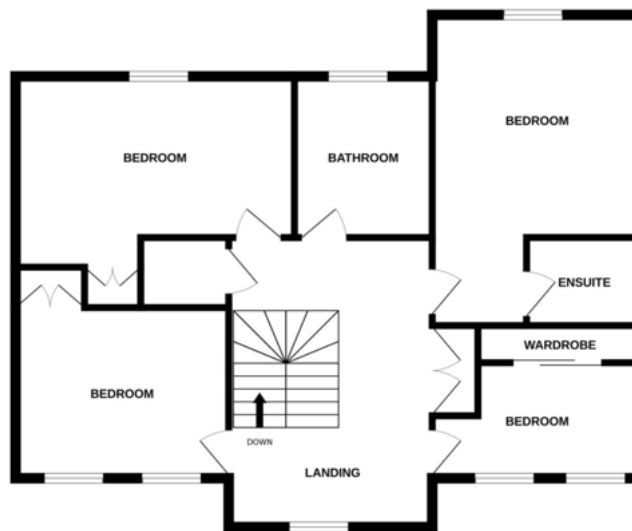
23' 4" x 21' 5" (7.11m x 6.53m) Twin electric garage doors, power and lighting connected, large eaves storage space, driveway parking to the front for two vehicles.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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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COUNCIL TAX BAND

Tax band F

TENURE

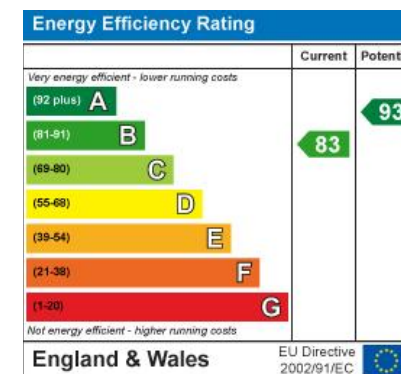
Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

AGENTS NOTE

Annual service charge of approximately £350.00



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