



**Kennedy**  
&co.

## Spencer Close

Potton

SG19 2QX

£435,000

- Lounge
- Separate Dining Room
- Two bathrooms
- Kitchen with appliances
- Conservatory
- Three Bedrooms
- Garage & Parking for 2
- Greenhouse



A unique detached chalet bungalow within walking distance to the town centre of Potton. The property has been extended on the ground floor to provide a conservatory and a large lounge with vaulted ceiling and a good size separate dining room and family bathroom.

The master bedroom is on the ground floor with a separate w.c and shower room close by. Two further bedrooms are on the first floor.

Lovely wrap around mature gardens and greenhouse, garage with parking for two vehicles.

## **PARTICULARS**

### **GEORGIAN STYLE HALF GLAZED DOOR TO:**

### **ENTRANCE HALL**

Stairs rising to the first floor. Radiator. Timber effect flooring. Under stair cupboard. Down lights. Door to:

### **LOUNGE**

19' 3" x 12' 1" (5.87m x 3.68m) Vaulted ceiling, free standing wood burner with hearth and back plate, two double glazed windows to the side, double glazed window to the front, 2 radiators, down lights, T.V aerial point, double glazed patio doors to:

### **CONSERVATORY**

12' 1" x 8' 2" (3.68m x 2.49m) Tiled flooring, fitted sail blinds to the ceiling, blinds to the windows, double glazed windows and patio doors to the garden.

### **BATHROOM**

Bath with shower over and screen. Tiled to bath. W.C.

Vanity unit with mirror. Heated towel rail. Frosted double glazed window to the front. Extractor fan.

### **INNER HALLWAY**

Fitted cupboards. Double glazed window to the side. Radiator.

Leading to: Shower room, Dining room, kitchen and:

### **BEDROOM 1**

11' 9" x 9' 6" (3.58m x 2.9m) Fitted wardrobes. Double glazed window to the rear. Radiator.

### **SHOWER ROOM**

Triton power shower. Vanity unit. W.C. Medicine cabinet. Frosted double glazed window to the rear. Tiled flooring. Towel rail.



## **KITCHEN**

10' 8" x 8' 4" (3.25m x 2.54m) High gloss base and wall mounted units. White granite work tops. Sink, drainer and mixer taps. AEG combination microwave, 2 ovens, AEG hob, extractor, built in fridge, freezer and dishwasher. Radiator. Down lights. Double glazed window and door to the rear garden.

## **DINING ROOM**

14' 7" x 10' 7" (4.44m x 3.23m) Electric fire in a marble surround and hearth. Built in book case to the side of fire place. Double glazed window to the front and side. Radiator.

## **STAIRS TO FIRST FLOOR LANDING**

Velox window. Storage cupboard. Extra storage within the eaves.

## **BEDROOM 2**

10' 9" x 8' 9" (3.28m x 2.67m) Velox window. Storage. Down lights. Radiator

## **BEDROOM 3**

10' 9" x 9' 9" (3.28m x 2.97m) Velox window. Storage. Fitted wardrobes. Down lights. Radiator.

## **OUTSIDE**

A mature garden with fig tree, rear patio, pond and pergola, outside tap and power. Greenhouse. Shrubs and lawn.

## **GARAGE**

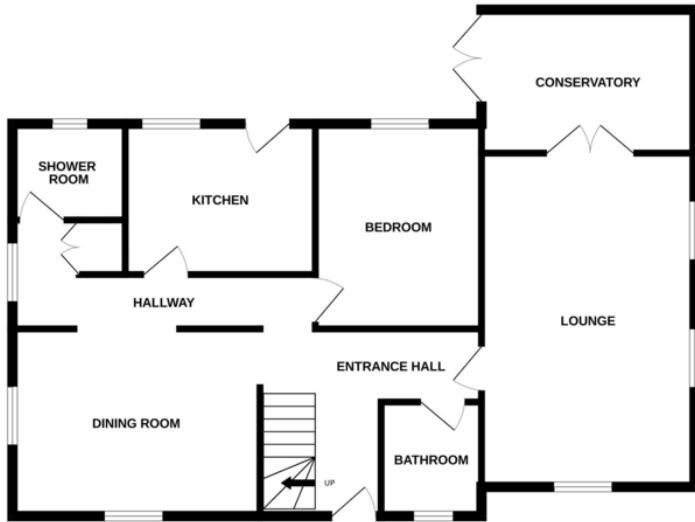
Power and lighting. Window to the rear.

Side gate to driveway providing parking for two vehicles.

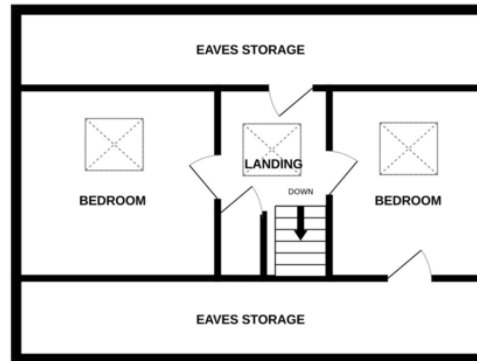
Front garden with hedge, lawn and pathway to grass area.



GROUND FLOOR



1ST FLOOR



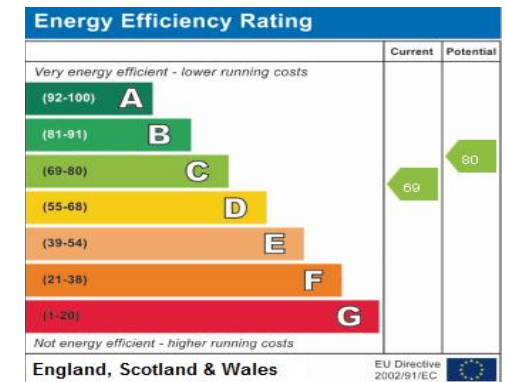
**COUNCIL TAX BAND**

Tax band D

**TENURE**

Freehold

**LOCAL AUTHORITY**



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements.