



Kennedy
&co.

39 Burmo Way

Potton

SG19 2FE

£439,950

- Four bedrooms
- Good size lounge/diner
- Fitted kitchen
- Down stair W.C
- Two en-suites
- Good size rear garden
- Over looking fields
- Garage



Originally built by Cala Homes, this Blunham (the style) offers a larger than average plot on the development. Approx 4 years old, the property offers the potential to provide further off road parking if required.

The property has four bedrooms with an option to use the fourth bedroom as an office/study. The three other three bedrooms are doubles, two with en-suite and a good size family bathroom.

A nicely fitted kitchen with appliances, a good size lounge/dining room with vaulted ceiling to the dining area, down stair W.C. The rear garden has an extended patio area and views over open fields.

PARTICULARS

DOOR WITH IN-SET GLASS TO:

ENTRANCE HALL

Tiled floor, stairs to first floor, storage cupboard. Radiator. Door to:

CLOAKROOM

W.C. Heated towel rail. Wash hand basin. Tiled surround. Double glazed frosted window to the front.

LOUNGE/DINER

20' x 14' 7" (6.1m x 4.44m) Narrowing to 8'7"

Lounge area - Large storage cupboard. T.V point.

Radiator.

Dining area - Vaulted ceiling with three Velux windows and roof lights. Radiator. Double glazed patio doors to the rear garden. Double glazed window to the side.

KITCHEN

15' 2" x 7' 7" (4.62m x 2.31m) Fitted base and wall mounted units in satin grey with soft close draw mechanism. Grey grain effect work tops with lighting. stainless steel one and a half sink with drainer. Integrated fridge/freezer, dishwasher and washer dryer. Built in Bosch gas hob with extractor hood. Built in Bosch electric oven. Double glazed window to the front. Tiled floor to match the hallway. Down lighting. Radiator.

FIRST FLOOR LANDING

Radiator, airing cupboard housing the hot water cylinder tank.

BEDROOM 1

10' 10" x 10' 8" (3.3m x 3.25m) Double glazed window to the rear. Fitted cupboard. Radiator. T.V point.

EN-SUITE

Double walk in, fully tiled shower. Vanity unit with wash hand basin and storage under, W.C. Tiled flooring. Extractor. Shaver point. Heated towel radiator. Recess spotlights.

BEDROOM 2

14' 7" x 10' 6" (4.44m x 3.2m) Currently used as a guest bedroom. Double glazed window to the rear. Radiator. T.V point.

BEDROOM 3

12' 9" x 7' 9" (3.89m x 2.36m) Currently used as a study. Double glazed window to the front. Radiator

FAMILY BATHROOM

Three piece suite comprising of a wash hand basin, W.C, and bath with half tiled surround. Shaver point. Heated towel rail. recess spotlights.

STAIR TO SECOND FLOOR

Door to:

BEDROOM 4

13' 5" x 11' 2" (4.09m x 3.4m) Fitted wardrobes and further storage cupboard within the eaves. Double glazed window to the front. T.V point. Radiator. Door to:

ENSUITE

Built in shower unit. Vanity unit with wash hand basin and storage. W.C. Heated towel rail. Shaver point. Extractor. Velux window to the rear.

REAR GARDEN

Fenced and overlooking fields. Extended patio to lawn area. Outside tap. Gated side access. Door to:

GARAGE

Up and over electric door. Power. Lighting. Storage space. Gas boiler.

FRONT GARDEN

Larger than usual driveway with parking and the potential to extend for up to three vehicles. The garden has a lawned area and pathway to the front door.





COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		94
(81-91)	B	86	
(69-80)	C		
(55-68)	D		
(39-54)	E		

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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.