



Kennedy
&co.

Wingfield Drive

Potton

SG19 2GQ

Offers Over £385,000

- High quality Kitchen
- Good size Lounge
- Dining area
- Conservatory
- Three Bedrooms
- En-suite to the master
- Family bathroom
- Walled Garden



We are extremely delighted to offer for sale with vacant possession this great family home situated on the Wingfield Drive development in Potton.

Wingfield Drive has always been a popular area constructed from 2000 onwards and great for couples and families as within the development there is a park area and within walking distance to Potton square.

The house has been maintained to a very good standard with a high quality upgrade to the kitchen supplied by John Lewis. The en-suite is practical in design and layout with fitted cupboards and vanity unit as well as a family bathroom.

The house has been extended with a large Georgian style conservatory and garage has been converted providing a dining room as well as a utility/store off the conservatory.

The garden is a pleasant walled corner plot with

mature shrubs and laid to lawn.

FRONT GARDEN

Wrought iron rail fencing and gate leading to a low maintenance garden space.

Leading to:

PORCH

Outside light. Double glazed door with frosted panels to the side. Leading to:

HALLWAY

Stairs rising to the first floor. Oak parquet flooring. Radiator.

CLOAKROOM

Wash hand basin with cupboard under. W.C. Double

glazed frosted window to the side. Tiled Flooring. Radiator.

LOUNGE

22' x 10' (6.71m x 3.05m) Wall mounted electric steam fire. Double glazed box bay window to the front. 2 x radiators. Sliding double glazed patio doors to the conservatory. Oak Parquet flooring. Coving to the ceiling. Open plan through to:

DINING ROOM

12' 5" x 7' 7" (3.78m x 2.31m) Formally the garage. Double glazed window to the front. Radiator. Parquet flooring.

CONSERVATORY

13' 2" x 13' 7" (4.01m x 4.14m) Double glazed

Georgian in style doors and windows to the garden.
Tiled and laminated flooring. Radiator. Door through to:

UTILITY/STORE

7' 7" x 5' 5" (2.31m x 1.65m) Tiled flooring. Wall mounted cupboard with work top under. Access to loft space.

KITCHEN

18' x 9' 5" (5.49m x 2.87m) Good quality, high gloss kitchen supplied by John Lewis.

Base and wall mounted units with soft close drawers and cupboards. Acrylic stone worktops with matching splash backs. Inset sink of the same material with mixer taps. AEG hob with Bosch extractor. AEG oven and grill. Space for fridge freezer, dishwasher and washing

machine. Tiled flooring. Inset lighting. Double glazed window to the rear garden and double glazed side door. Under stairs cupboard.

LANDING

Access to insulated loft space. Airing cupboard housing gas boiler. Doors off to:

BEDROOM 1

10' 3" x 10' 1" (3.12m x 3.07m) Pair of fitted wardrobes. Radiator. Double glazed window to the front.

ENSUITE

Re-fitted providing a large/double walk in shower. Wash hand basin inset into a vanity unit with storage cupboards and mirror fronted cupboard over. W.C. Tiled flooring. Radiator. Double glazed frosted window

to the rear.

BEDROOM 2

9' 6" x 10' 3" (2.9m x 3.12m) Radiator. 2 x double glazed windows to the rear.

BEDROOM 3

9' 2" x 6' 6" (2.79m x 1.98m) Radiator. Double glazed window to the rear.

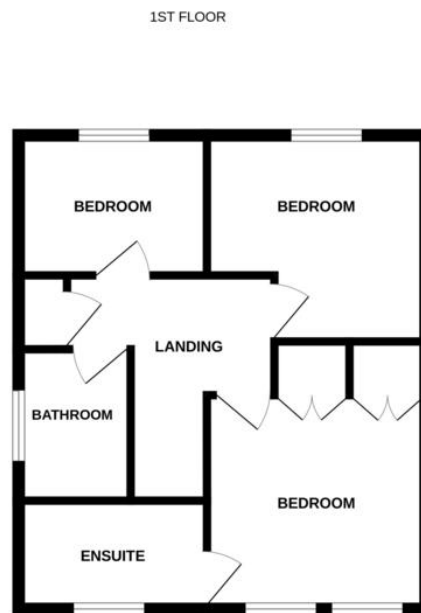
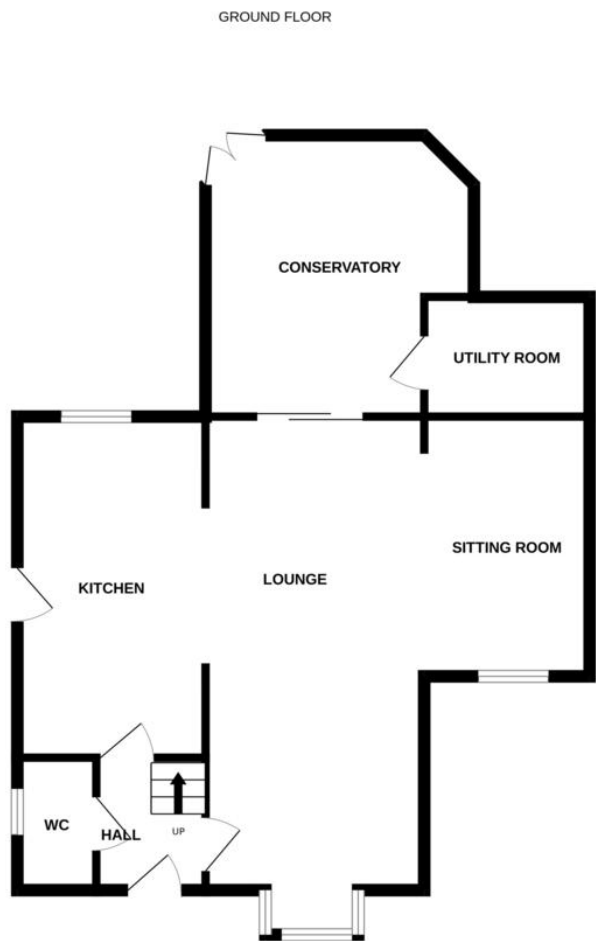
BATHROOM

Panelled bath with hand held shower and taps. Pedestal wash hand basin. W.C. Half tiled to the walls. Tiled to the floor. Radiator.

REAR GARDEN

Walled corner plot with mature trees and shrubbery. Laid to lawn with patio area. Gate to the side.





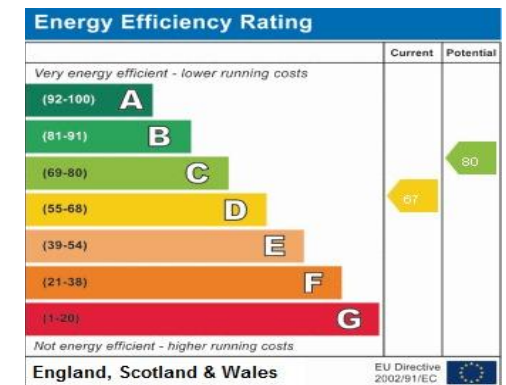
COUNCIL TAX BAND

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.