



Kennedy
&co.

Yates Meadow

Potton

SG19 2EQ

Offers In Excess Of £400,000

Close to the town centre

Four bedroom town house

Downstairs cloakroom

Kitchen/dining room

En-suite to the master

Gas central heating

Close to John O Gaunt Golf

Countryside walks close by



We are delighted to offer for sale this four bedroom town house situated on a popular development close to the market square of Potton. The home was built approx. 5 years ago by Kier Homes is within easy reach of all amenities with countryside walks and the John O Gaunt golf club nearby.

Potton town has many clubs and social events along with a good community spirit. With many shops, cafes, restaurants, schools, doctors and dentist Potton has it all to offer.

PARTICULARS

Double glazed and composite door to:

HALLWAY

Stairs rising to the first floor. Under stairs cupboard. Radiator.

CLOAKROOM

Pedestal wash hand basin. Low level W.C. Radiator. Double glazed frosted window to the front.

KITCHEN

Stainless steel sink, drainer and mixer tap. Base and wall mounted units with built in fridge/freezer. Double oven with gas hob and extractor. Valliant gas boiler. Plumbing for washing machine. Spot lighting. Double glazed window to the front.

Following through to the:

DINING AREA

15' 9" x 7' 9" (4.8m x 2.36m) Radiator.

LOUNGE

14' 9" x 11' 6" (4.5m x 3.51m) Double glazed patio doors to the rear garden. Radiator. T.V aerial point.

LANDING

Airing cupboard housing the hot water tank. Built in storage cupboard. Radiator.

BEDROOM 2

15' x 10' (4.57m x 3.05m) Double glazed window to the rear. Radiator.

BEDROOM 3

9' 7" x 8' 5" (2.92m x 2.57m) Double glazed window to the front. Radiator.

FAMILY BATHROOM

Three piece suite comprising: Panelled bath with hand held shower. Half tiled splash guard. Pedestal wash hand basin with half tiled splash guard. Low level W.C. Radiator. Extractor fan.

BEDROOM 4

6' 9" x 6' 3" (2.06m x 1.91m) Ideal as a nursery room. Radiator. Double glazed window to the front. Stairs rising to:

MASTER BEDROOM

15' 1" x 14' 9" (4.6m x 4.5m) Double glazed window to the front. Velox window to the rear. Storage cupboard. Radiator. Door to:

ENSUITE

Large fully tiled shower cubicle with rainfall shower. Pedestal wash hand basin. W.C. Radiator. Velox window.

OUTSIDE

L shaped in size with patio area, lawns and large shed.

Parking for two vehicles.



COUNCIL TAX BAND

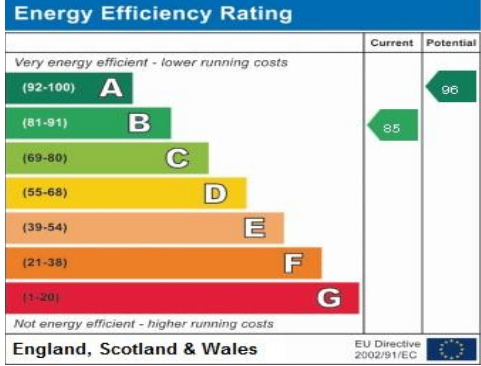
Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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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