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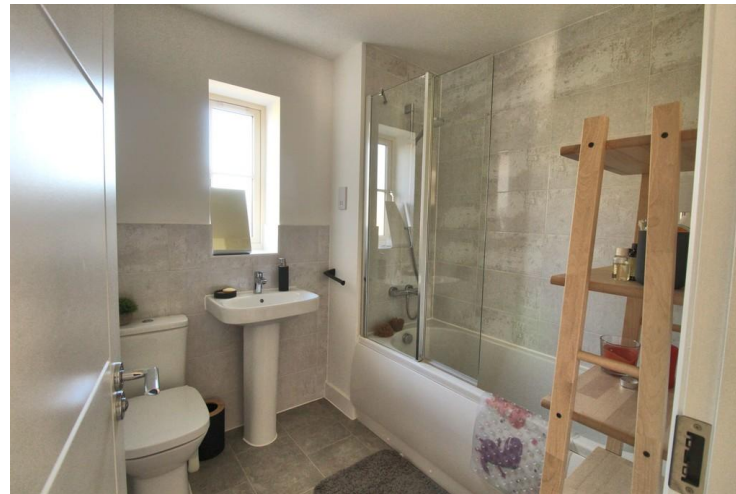
Whitfield Road

Potton

SG19 2FS

Asking Price Of £515,000

- Four double bedrooms
- En-suite to the master
- Kitchen/family room
- Utility room
- Good size garage
- EV car charger
- Garden
- Garage



A rarely available four double bedroom family detached home built by Mulberry Homes in the Georgian market town of Potton. This home is represented in show home condition with En-suite to the master, family bathroom, kitchen/family room providing a great entertaining space, gardens, garage and wall mounted EV charger are just a brief outline of this beautiful family home.

Potton itself provides excellent commuter links and is only three miles from sandy or Biggleswade for the train links. Potton has many amenities to include all the essentials, schooling, doctors, dentist and restaurants and is ideally situated amongst excellent countryside offering picturesque walks.

## **PARTICULARS**

Pathway leading to covered porch with outside light. Composite and glazed door to:

### **HALLWAY**

Amtico flooring, radiator, stairs rising to the first floor, under stairs cupboard. Recessed spot lights, to all principle rooms.

### **CLOAKROOM**

Frosted double glazed window to the front, W.C. Wash hand basin, flooring to compliment the hall way.

### **LOUNGE**

21' 10" x 10' 9" (6.65m x 3.28m) Double glazed window to the front, two radiators, double glazed patio doors and two windows to the rear.

### **KITCHEN/DINING ROOM**

27'7" x 11' 9" (6.65m x 3.58m) Range of base and wall mounted units with grain effect worktops over with worktop lighting and complimentary splash guarding. Sink and drainer with mixer tap. Two radiators. Double glazed patio doors and two windows to the rear. Flooring to match the hallway. Recessed lighting. Integrated double oven, gas five ring hob with extractor over. Integrated fridge/freezer. Integrated dishwasher.

### **UTILITY ROOM**

6' 5" x 6' (1.96m x 1.83m) Units to compliment the kitchen. Stainless steel sink and drainer. Half glazed door to the garden. Radiator. Plumbing for the washing machine. Cupboard housing the gas boiler. Extractor.

### LANDING

Access to the loft space. Recessed lighting. Storage cupboard.

### BEDROOM ONE

12' 7" x 12' 6" (3.84m x 3.81m) Double glazed window to the rear. Radiator. Door to:

### ENSUITE

Walk in fully tiled shower. Heated towel rail. W.C. Wash hand basin. Tiled flooring. Recessed lighting. Shaver point. Double glazed window to the rear.

### BEDROOM TWO

11' 8" x 10' 4" (3.56m x 3.15m) Double glazed window to the rear. Radiator.

### BEDROOM THREE

12' 10" x 8' 4" (3.91m x 2.54m) Double glazed window to the front. Radiator.

### BEDROOM FOUR

10' 3" x 10' 2" narrowing to 7'5" (3.12m x 3.1m) Double glazed window to the front. Radiator.

### BATHROOM

Frosted double glazed window to the front. Bath with shower over and screen. Heated towel rail. W.C. Wash hand basin. Tiled flooring. Tiling to splash areas.

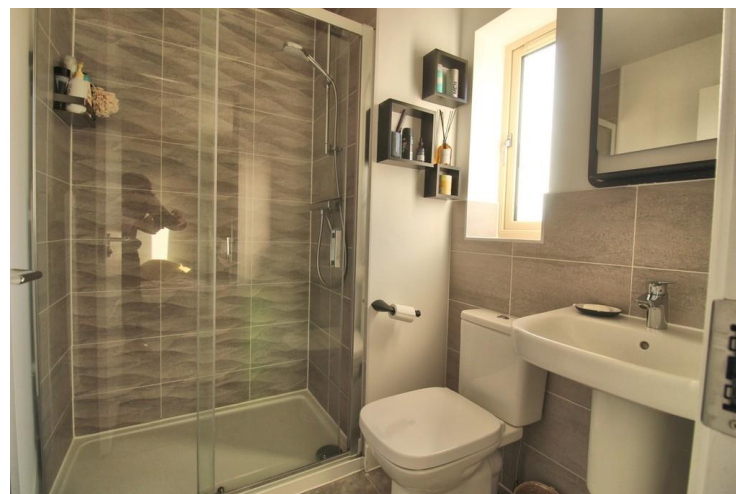
### EXTERNALLY

South facing enclosed rear garden, mainly laid to lawn. Gated access to the side. Patio area. Cold water tap. External lighting.

Flower beds to the front.

Driveway to the side with parking for three vehicles with E.V charging point.

Good sized garage with up and over door. Power and lighting. Storage within the eaves.





### COUNCIL TAX BAND

Tax band E

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### OFFICE

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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.