



Kennedy
&co.

Everton Road

Potton

SG19 2PD

Asking Price Of £825,000

Zoned under floor heating

Well established rear garden

Detached Potton Timber Home

Luxury fitments

Two double garages

Utility room

Study

23ft Sitting room



A beautifully presented three double bedroom and two double garages detached Potton Timber home on a large secluded plot with ample parking. This family home has been completely renovated by our clients and includes luxury fitted bathroom, cloakroom and en-suite wet room all with high pressure pumps, a 23ft sitting room, study, luxury fitted kitchen and yet still retaining the traditional Potton Timber home features.

ENTRANCE

Canopied storm porch, timber door with glazed side panel leading to:

ENTRANCE HALL

Open plan leading to principle rooms, stairs rising to the first floor, feature beams, under stairs storage cupboard, recessed lighting, radiator, Italian Navona flooring, under floor heating, Open to the sitting room, door to:

CLOAKROOM

Double glazed frosted window to the front with fitted

shutters, luxury two piece suite with remote control Gerberit Aquaclean Tuma comfort low level W.C and circular wash hand basin with cupboard under. LED touch screen vanity mirror, fully tiled to the walls, recessed lighting, Italian flooring to match the hallway, under floor heating, heated towel rail.

SITTING ROOM

23' 1(max)" x 14' 11" (7.04m x 4.55m) Dual aspect room, double glazed window to the front with fitted shutters, double glazed French doors to the rear garden, inglenook brick built open fireplace with Bessemer beam with fitted barbecue/roisserie, alcove for logs, recessed lighting, timber beams, two radiators, Italian flooring to match, underfloor heating.

STUDY AREA

10' 3" x 6' 9" (3.12m x 2.06m) Double glazed window to the rear with fitted shutters, recessed lighting, radiator, Italian flooring, underfloor heating.

KITCHEN/DINING/DAY ROOM

26' 2" x 14' 6" (7.98m x 4.42m) Dual aspect room, double glazed window to the front with fitted shutters and two double glazed windows to the rear. Fitted kitchen with a range of base, wall mounted units some with glass fronts and drawers with timber edged work top surfaces, ceramic sink and drainer with taps over, integrated double oven with hob and extractor hood over, space for dishwasher, wall unit housing the boiler, tiled to splash guarding, recessed lighting, feature beams, Italian flooring to match.

UTILITY ROOM

7' 5" x 5' 6" (2.26m x 1.68m) Double glazed door to the rear, fitted cupboards with rolled edged work tops, space and plumbing for washing machine, space for fridge/freezer, radiator, Italian flooring to match and underfloor heating.

LANDING

Velux window to the rear, access to the loft space, feature beams, large airing cupboard housing the hot

water tank. Doors to:

MASTER BEDROOM

14' 7" x 12' 4" (4.44m x 3.76m) Dual aspect room with double glazed windows to the front and side elevation with fitted shutters, feature beams, timber and glazed doors to walk in wardrobe with hanging rail, shelving and lighting, radiator, door to:

ENSUITE

8' x 7' (2.44m x 2.13m) Double glazed window to the rear with fitted shutters, luxury fitted suite comprising walk in shower with glass screen and fitted power shower, remote controlled Gerberit Aquaclean Tuma comfort low level W>C 'his and her' wash hand basins with drawers under, LED touch screen vanity mirror, feature beams, Flagstone black gloss tiling to the walls and floor, underfloor heating.

BEDROOM TWO

14' 9" x 9' 10" (4.5m x 3m) Double glazed window to the front with fitted shutters, feature beams, storage to

the eaves, fitted wardrobes, radiator.

BEDROOM THREE

11' 7" x 8' 9" (3.53m x 2.67m) Double glazed window to the rear with fitted shutters, feature beams, fitted wardrobes, radiator.

BATHROOM

Double glazed frosted window to the front with fitted shutters, luxury three piece suite comprising free standing double ended bath with floor mounted mixer tap with separate shower attachment, Gerberit Aquaclean Tuma comfort low level W.C 'his and her' wash hand basins with drawers under, LED touch screen vanity mirror, feature beams, Flagstone black gloss tiling to the walls and floor, underfloor heating.

EXTERNALLY

To the front: Entrance via a electric timber gate leading to an extensive shingled driveway providing ample parking, mature shrubbery to the borders, paved pathway to the entrance door, gated side access to the

rear garden, security lighting.

To the rear: A stunning large garden mainly laid to lawn with mature trees and shrubbery. Large Indian stone patio area, a 'Koi carp pond with lighting and water feature.

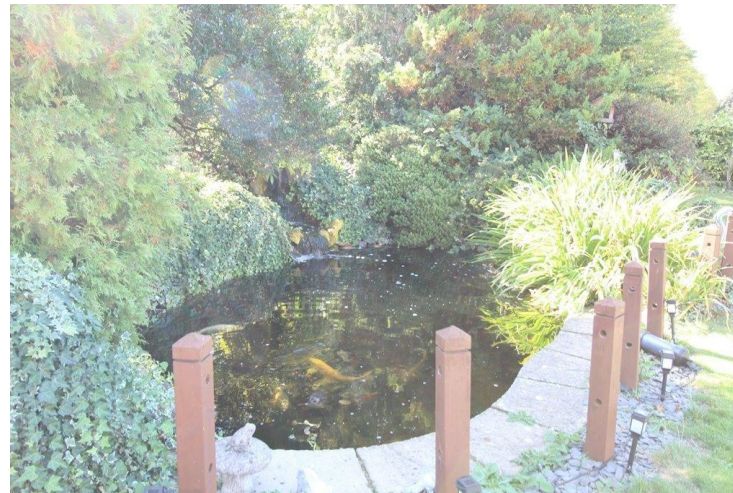
GARAGES

- 1) Double garage with electric up and over door, window to the rear, personal door to the garden, power and lighting. - Recently plastered with separate loft space, currently used as a gym.
- 2) Double garage with roller shutter doors, power and lighting.

AGENTS NOTE

Planning.

Our client advises they had secured planning permission for two large extensions to both sides of the property which although have now lapsed, could possibly be reinstated. Buyers should make there own enquiries with Central Beds regarding this. See plans attached.





Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax band G

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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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