Kennedy & co.

Yew Tree Close

Potton

SG19 2BF

Offers In Excess Of £450,000

- Spacious detached home
- L-shaped kitchen dining room
- L-shaped lounge/family room
- Four bedrooms upstairs plus
- Downstairs bedroom
- Office/possible en-suite downstairs
- Walking distance to the shops
- Enclosed rear garden

A detached family home in a sought after location, close to the town centre of Potton and close to nearby countryside walks. The property offers five bedrooms (one on the ground floor) ensuite to the master, L-shaped kitchen/dining room, L-shaped lounge/family room, enclosed rear garden and off road parking.

Potton town offers many amenities including cafes, restaurants, public houses and local shops. There are many clubs and social activities along with beautiful countryside walks. The A1(M) can be accessed within a 3 mile radius with the mainline rail networks at Sandy and Biggleswade.

PARTICULARS

Storm porch with composite door leading through to:

RECEPTION HALL

Stair case rising to the first floor, understairs storage cupboard, radiator, door to:

CLOAKROOM

Leadlight obscure double glazed window to the side, radiator, tiled flooring, storage cupboard, two piece suite comprising: wash hand basin, W.C.

L-SHAPED KITCHEN/DINING ROOM

18' 8" x 9' 11" (5.69m x 3.02m) Lead light double glazed window to the rear, range of base and wall mounted units with ample worktop surfaces and 11/2 bowl sink unit, built in oven and hob with stainless steel extractor over, integral washing machine, dishwasher and fridge/freezer, recessed lighting, tiled flooring, radiator, space for good sized dining table and chairs, leadlight double glazed French doors to the rear garden.

LOUNGE/FAMILY ROOM

18' 5" x 12' 5" (5.61m x 3.78m) L-shaped in design, twin leadlight double glazed windows to the side, and further leadlight double glazed window to the rear, fireplace for living flame gas fire, two radiators, door to:

STUDY/POSSIBLE ENSUITE

10' 10" x 4' 10" (3.3m x 1.47m) Formally part of the garage conversion, leadlight double glazed French doors to the side, extractor fan door to:

BEDROOM FIVE

10' 10" x 10' 9" (3.3m x 3.28m) Again part of the garage conversion, Lead light double glazed window to the front, recessed lighting.

GALLERIED LANDING

Airing cupboard housing the hot water tank, loft access, light tunnel door to:

BEDROOM ONE

13' 9" x 11' 6" (4.19m x 3.51m) Leadlight double glazed window to the front, twin built wardrobes, radiator.

ENSUITE

Leadlight obscure double glazed window to the side, heated towel rail, recessed lighting, three piece suite comprising, walk in fully tiled shower, wash hand basin, W.C.

BEDROOM TWO

13' 5" x 9' 8" (4.09m x 2.95m) Leadlight double glazed window to the rear, radiator.

BEDROOM THREE

10' x 9' 10" (3.05m x 3m) Leadlight double glazed window to the rear, radiator

BEDROOM FOUR

10' x 9' (3.05m x 2.74m) Leadlight double glazed window to the rear, radiator.

BATHROOM

Leadlight obscure double glazed window to the front, heated towel rail, recessed lighting, extractor fan, three piece suite comprising: vanity unit housing the wash hand basin, shaped bath with shower over, W.C.

EXTERNALLY

Rear garden: shaped patio area, lawn and raised decked arear creating an excellent entertaining space, timber shed, power and lighting, gated access to the front from both sides of the property, area for hot tub.

Front: paved area providing off road parking for two vehicles.

COUNCIL TAX BAND

Tax band E

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 are 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