



Kennedy
&co.

Nursery Close

Potton

SG19 2QE

Offers Over £475,000

- Detached Family Home
- Separate Reception Rooms
- 13ft Kitchen/ Breakfast Room
- Large Conservatory
- Four Bedrooms
- Master En-Suite Shower Room
- Secure Gated Off Road Parking
- Detached Double Garage and Workshop



'No Forward Chain' Former 'Westbury' show home located on a small popular development on the outskirts of 'Potton'. Benefiting from separate reception rooms, large conservatory & four bedrooms with en-suite shower to master. Externally there is secure gated off road parking, detached double garage & enclosed rear garden.

Potton is well positioned for those looking for country life with beautiful countryside walks nearby with the RSPB nature reserve be approximately 1.9 miles away.

There are good road links into Cambridge and London and the nearby towns of Biggleswade and Sandy also offer a wider range of High Street amenities with easy access to the A1 & railway links into London Kings Cross St Pancras.

Storm canopy with entrance door to:

SITTING ROOM

23' 2" x 11' 2" (7.06m x 3.4m) Dual aspect room, uPVC double glazed Georgian bar window to front elevation, further uPVC double glazed French doors opening to the conservatory, coving to ceiling, radiator, feature fireplace with living flame gas fire with decorative wooden surround, marble backdrop and hearth, continued laminate wood effect flooring.

CONSERVATORY

13' 8" max x 10' 1" (4.17m x 3.07m) uPVC double glazed brick based conservatory with double doors to garden, fitted ceiling fan and light point, fitted blinds to windows and roof, wall mounted electric heater, ceramic tiled flooring.

CLOAKROOM

uPVC obscure double glazed Georgian bar window to rear elevation, double panel radiator, modern fitted two piece suite comprising of low level w.c., wash hand basin, tiled to all splash areas, continued laminate wood effect flooring.

DINING ROOM

10' 2" x 8' 8" (3.1m x 2.64m) uPVC double glazed Georgian bar window to front elevation, coving to ceiling, double panel radiator, door to kitchen, continued laminate wood effect flooring.

KITCHEN / BREAKFAST ROOM

13' 3" x 12' 8" (4.04m x 3.86m) uPVC double glazed Georgian bar window to rear elevation, uPVC half glazed door to side elevation, double panel radiator, fitted kitchen comprising of one and a half bowl stainless steel sink / drainer unit with mixer taps over, rolled top work surfaces, range of base units incorporating integrated washing machine, integrated dishwasher, 900mm stainless steel range oven with stainless steel 6 burner gas hob over, space for fridge / freezer, complimentary tiling to all splash areas, further range of wall mounted units incorporating fitted 900mm stainless steel extractor hood, corner display units, continued wood effect laminate flooring.

FIRST FLOOR LANDING

Built in airing cupboard housing gas combination boiler with shelving, access to part boarded and shelved loft space with loft ladder, communicating doors to:

BEDROOM ONE

11' 10" x 11' 4" (3.61m x 3.45m) uPVC double glazed Georgian bar window to front elevation, double panel radiator, coving to ceiling, two built in double-doored wardrobes with hanging space and shelving, door to:

EN-SUITE SHOWER ROOM

uPVC obscure double glazed Georgian bar window to front elevation, double panel radiator, modern fitted three piece white suite comprising low level w.c., wash hand basin with mixer tap over, fully tiled shower cubicle with glazed doors and fitted 'Mira' shower, fully tiled to half height to further elevations, extractor fan.

BEDROOM TWO

11' 4" x 10' 6" (3.45m x 3.2m) uPVC double glazed Georgian bar window to front elevation, double panel radiator, coving to ceiling, built in double doored wardrobe with hanging space and shelving, laminate wood effect flooring.

BEDROOM THREE

9' 5" x 9' 1" (2.87m x 2.77m) uPVC double glazed Georgian bar window to rear elevation, coving to ceiling, double panel radiator, built in double doored wardrobe with hanging space and shelving.

FAMILY BATHROOM

uPVC obscure double glazed Georgian bar window to rear elevation, modern fitted three piece suite comprising low level w.c., wash hand basin with mixer tap over, panelled bath with mixer taps over and fitted 'Mira' shower above, fully tiled to all splash areas, extractor fan, double panel radiator.

BEDROOM FOUR

8' 8" max x 8' 5" (2.64m x 2.57m) uPVC double glazed Georgian bar window to rear elevation, coving to ceiling, double panel radiator.

FRONT GARDEN

Paved pathway to entrance door, shrub beds and shingle areas, block paved driveway to side providing off road parking for two vehicles, double wooden gates opening to further secure block paved parking area, gated access to enclosed rear garden, timber workshop, access to:

DETACHED DOUBLE GARAGE

Twin up and over doors, power and light connected, eaves storage.

REAR GARDEN

Fully enclosed rear garden, mainly laid to lawn with tree and shrub beds, paved patio area with gated access to side, further seating area, garden arbour/pergola, outside tap, security light.





TOTAL APPROX. FLOOR AREA 1384 SQ.FT. (128.6 SQ.M.)

COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		86
(69-80)	C	75	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

OFFICE

10 Market Square
Potton
Bedfordshire
SG19 2NP

T: 01767 262729

E: potton@kennedyestateagents.uk

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.