



Kennedy
&co.

Spencer Close

Potton

SG19 2QY

Asking Price Of £425,000

- Extended Semi Detached
- Three Reception Rooms
- Fitted Kitchen
- Four Double Bedrooms
- En-Suite to Master Bedroom
- Family Bathroom & Cloakroom
- Study / Playroom
- Low Maintenance Rear Garden



Tastefully extended four double bedroom semi-detached property, located just a short walk from 'Potton' Market Square and all local amenities. The property offers three reception rooms, fitted kitchen and a large master bedroom 18' 3" x 12' 8", with walk in wardrobe and en-suite shower room. Externally there is an enclosed low maintenance rear garden and off road parking for a number of vehicles.

Situated in one of Potton's premier locations sits this wonderful family home. The master bedroom is large enough to be a stand-alone bed / sitting room for anyone requiring their own space. The rear garden benefits from a large patio which in turn leads to the artificial lawned area.

Entrance door with glazed panels opening into:

OPEN RECEPTION HALLWAY

Stairs rising to the first floor, under stairs storage cupboard, laminate flooring, door to family room, further opening into:

SITTING ROOM

13' 5" x 12' 0" (4.09m x 3.66m) Upvc double glazed window to the front aspect, coving to ceiling, laminate flooring, radiator, archway through to:

DINING ROOM

9' 8" x 8' 5" (2.95m x 2.57m) Upvc double glazed French doors opening to the rear garden, laminate flooring, radiator, doorway through to:

FITTED KITCHEN

9' 10" x 9' 9" (3m x 2.97m) Upvc double glazed window to the rear aspect, range of fitted base and matching eye level hi gloss units, ample worksurface space with

matching upstands, inset one and a half bowl sink unit, integral dishwasher and fridge / freezer, range cooker with five ring gas hob with large stainless steel extractor hood over, tiled flooring, under pelmet heating, doorway through to:

STUDY / PLAYROOM

9' 9" x 9' 3" (2.97m x 2.82m) Upvc double glazed window to the rear aspect, laminate flooring, radiator, coving to ceiling, door to lean to, further doors off to:

CLOAKROOM

Fitted two piece suite comprising low level Wc and wall mounted wash hand basin, fully tiled walls.

FAMILY ROOM

14' 6" x 12' 8" (4.42m x 3.86m) Upvc double glazed window to the front aspect, coving to ceiling, radiator, door to reception hall.

LEAN TO / UTILITY AREA

Access via the study / playroom, timber construction with corrugated Perspex roof, half glazed casement door to rear garden, plumbing for washing machine.

FIRST FLOOR LANDING

Airing cupboard housing gas fired combination boiler, loft access, doors off to all rooms.

MASTER BEDROOM

18' 3" x 12' 8" (5.56m x 3.86m) Being of an excellent size, Upvc double glazed windows to both front and side aspects, recessed ceiling lighting, radiator, walk in wardrobe, door through to:

EN-SUITE SHOWER ROOM

Upvc double glazed window to the rear aspect, three piece suite comprising low level Wc, pedestal wash hand basin and enclosed fully tiled shower cubicle, fully tiled walls, extractor fan, radiator.

BEDROOM TWO

11' 1" x 10' 2" (3.38m x 3.1m) Upvc double glazed window to the rear aspect, radiator.

BEDROOM THREE

12' 5" x 9' 8" (3.78m x 2.95m) Upvc double glazed window to the front aspect, coving to ceiling, radiator.

BEDROOM FOUR

8' 7" x 7' 9" (2.62m x 2.36m) Upvc double glazed window to the front aspect, radiator.

FAMILY BATHROOM

Upvc double glazed window to the rear aspect, fitted three piece suite comprising low level Wc, pedestal wash hand basin and bath with fitted shower, tiling to all splash areas, radiator, coving to ceiling.

REAR GARDEN

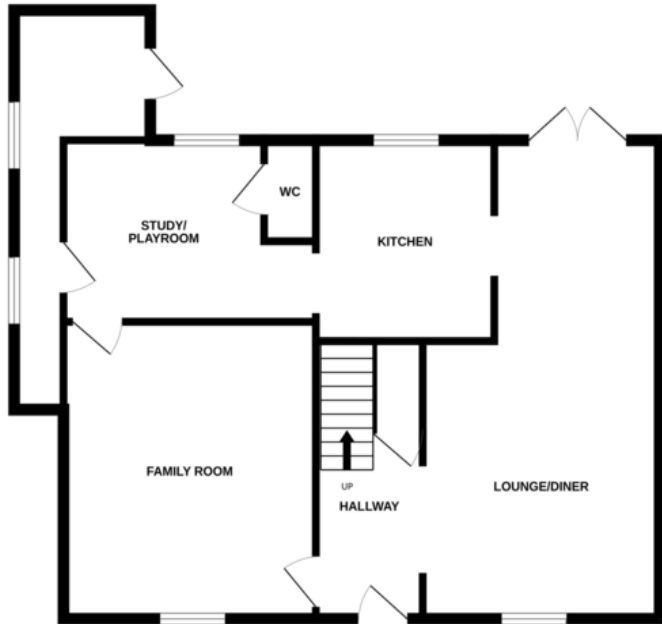
Enclosed rear garden, large patio leading to artificial lawned area, raised well stocked beds, step up to further seating area, gated side access, tap.

FRONT GARDEN

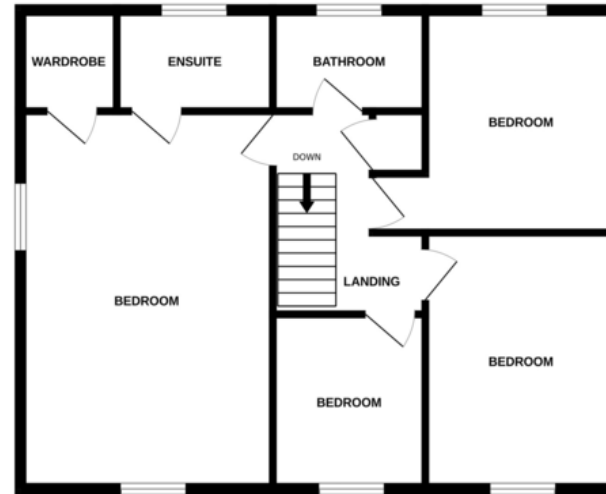
Lawned area with, block paved driveway to side providing off road parking for a number of vehicles.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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

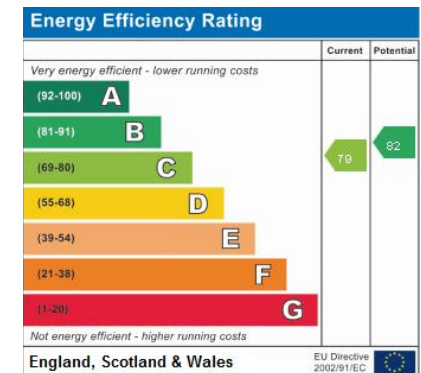
Tax band

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire District 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