



Kennedy
&co.

Old Bedford Road

Potton

SG19 2QL

Asking Price Of £625,000

Executive Detached Property

Open Plan Kitchen / Family
Room / Dining Room

Four Double Bedrooms

Two En-Suite Shower Rooms
& Family Bathroom

Sitting Room & Study

Non-Estate Location

Countryside Walks on the
Doorstep

Enclosed Rear Garden with
Summerhouse



Executive detached family home in a non-estate location, on a no through road, with countryside walks on your doorstep. The hub of the property is the stunning open plan kitchen / family / dining room with part vaulted ceiling and bi folding doors opening onto the rear garden. In addition, there are four double bedrooms, two with en-suite shower rooms and a family bathroom. Externally there is an enclosed rear garden with summerhouse and a front garden with block paved driveway providing off road parking for four vehicles.

The property further benefits from quality fixtures and fittings throughout, being built to a high standard by a local builder 6 years ago and has underfloor heating to all ground floor rooms.

The thriving Market town of Potton is well positioned for those looking for country life with modern amenities - both beautiful countryside walks and a range of independent shops, Public Houses and restaurants are all within a few minutes walk of the property.

There are good road links into Cambridge and London with the nearby towns of Biggleswade and Sandy also offering a wider range of national stores, easy access to the A1 and railway links into London Kings Cross St Pancras.

Entrance door with glazed panels opening into:

LARGE RECEPTION HALLWAY

Oak staircase with spindle balustrades rising to the first floor, built in under stairs storage for shoes etc, further under stairs cupboard, underfloor heating, Oak doors off to all principal rooms.

HOME OFFICE / PLAYROOM

13' 4" x 9' 6" (4.06m x 2.9m) Upvc double glazed windows to both front and side aspects, large storage cupboard, recessed ceiling lighting, under floor heating.

CLOAKROOM

Upvc double glazed window to the front aspect, fitted two piece suite comprising low level Wc and vanity wash hand basin, tiling to all splash areas.

SITTING ROOM

19' 5" max into bay x 11' 6" (5.92m x 3.51m) Upvc double glazed bay window to the front aspect, feature wood burning stove, under floor heating.

KITCHEN / FAMILY ROOM

29' 6" x 12' 9" max (8.99m x 3.89m) Open plan kitchen / family room.

KITCHEN

Fitted with a matching range of base and eye level units, quartz worksurfaces and upstands with inset 1 1/2 bowl sink, integral Bosch dishwasher, integrated full height fridge and freezer, built in Neff double oven with combination microwave, inset ceramic Neff hob with extractor over, breakfast bar, recessed ceiling lighting, under floor heating, twin Upvc double glazed windows to the rear garden, Oak door to utility room, opening into:

FAMILY ROOM

Vaulted ceiling with inset triple Velux windows, Upvc double glazed window to the side aspect, bi folding doors opening to patio in rear garden, under floor heating, opening into:

DINING ROOM

11' 6" x 9' 2" (3.51m x 2.79m) Upvc double glazed window to the side aspect, under floor heating.

UTILITY ROOM

10' 1" x 5' 8" (3.07m x 1.73m) Range of base and eye level units, work surface space with tiling to splash areas, single bowl sink unit, space for washing machine and tumble dryer, under floor heating, 1/2 double glazed casement door opening to the side aspect, airing cupboard housing gas fired boiler and pressurised water system.

GALLERIED FIRST FLOOR LANDING

Loft access, radiator, two light tunnels, Oak doors off to all rooms.

MASTER BEDROOM

17' 4" max x 10' 6" max (5.28m x 3.2m) Twin Upvc double glazed windows to the rear aspect, wardrobe recess, Oak door to:

EN-SUITE SHOWER ROOM

Upvc double glazed window to the side aspect, fitted three piece suite comprising low level Wc, vanity wash hand basin and walk in Aqualisa digital shower with drench shower head, tiling to all splash areas, recessed ceiling lighting, heated towel rail, extractor fan.

BEDROOM TWO

13' 9" x 11' 6" (4.19m x 3.51m) Upvc double glazed window to the front aspect, radiator, Oak door to:

EN-SUITE SHOWER ROOM

Fitted three piece suite comprising low level Wc, vanity wash hand basin and walk in Aqualisa digital shower with drench shower head, tiling to all splash areas, recessed ceiling lighting, heated towel rail, extractor fan.

BEDROOM THREE

11' 6" x 11' 5" (3.51m x 3.48m) Upvc double glazed window to the rear aspect, radiator.

FAMILY BATHROOM

Upvc double glazed window to the side aspect, fitted four piece suite comprising low level Wc, vanity wash hand basin with storage cupboard to side, bath with fitted shower handset, Aqualisa digital shower with drench head in enclosed tiled shower cubicle, heated towel rail, recessed ceiling lighting, extractor fan, tiling to all splash areas.

BEDROOM FOUR

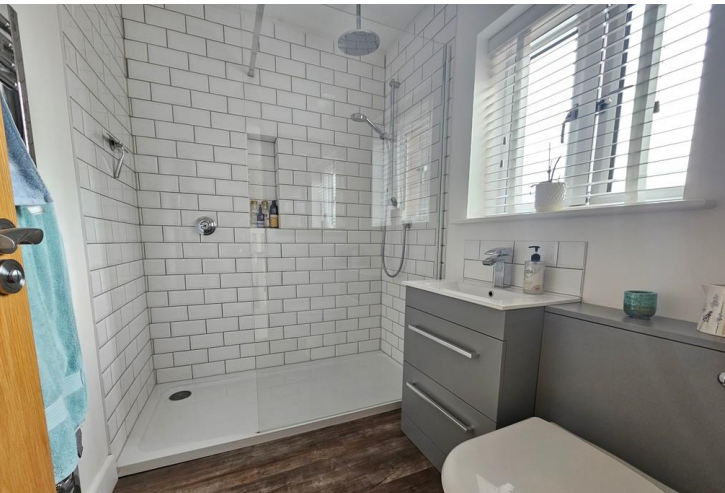
11' 6" x 9' 6" (3.51m x 2.9m) Upvc double glazed window to the front aspect, radiator.

ENCLOSED REAR GARDEN

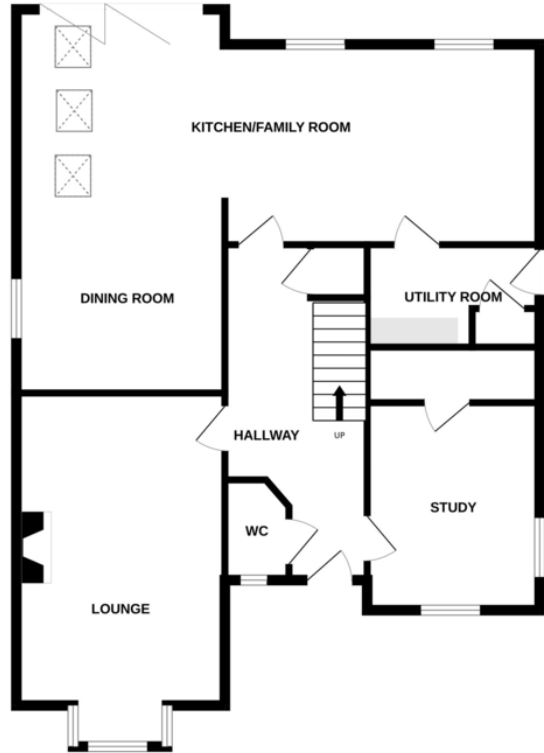
Patio leading to lawn, raised fruit and vegetable beds, plum, pear, and ornamental cherry trees, shrub beds, enclosed by timber panel fencing, combined summerhouse and shed, exterior lighting, gated access to front from both side, ornamental pond, 2 x new garden timber sheds. Outside tap.

FRONT GARDEN

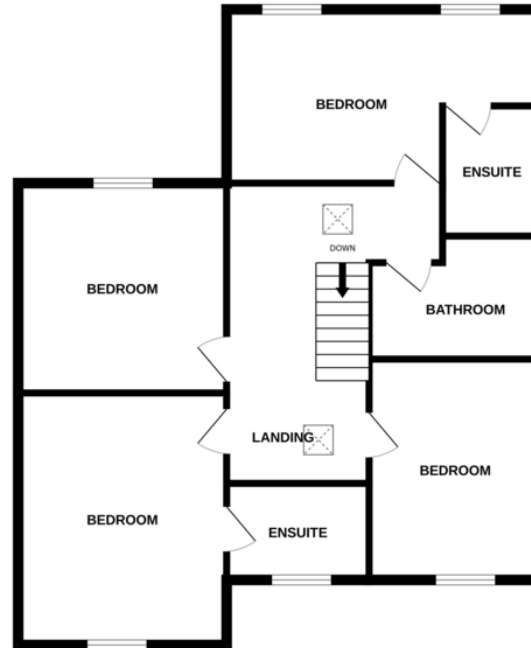
Laid mainly to lawn with shrub beds, apple and cherry trees, brick wall and hedge to front boundary, block paved driveway to the side providing off road parking for four vehicles.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements

COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B	84	91
(69-80)	C		
(55-68)	D		
(39-54)	E		

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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