



Kennedy
&co.

Braybrooks Drive

Potton

SG19 2LJ

Offers in excess £330,000

- Extended Three Bedroom Semi Detached
- Re-Fitted Hi Gloss Kitchen
- Separate Reception Rooms
- Sitting Room With Doors opening to Rear Garden
- Re-Fitted Family Bathroom & En-Suite
- Landscaped Rear Garden
- Downstairs Cloakroom
- Garage En Bloc



Part glazed door opening into:

KITCHEN / BREAKFAST ROOM

11' 10" x 10' 2" (3.61m x 3.1m) Upvc double glazed window to the front aspect, fitted range of hi gloss base and matching eye level units, 11/2 bowl composite sink unit, ample worksurface space, integral fridge / freezer, washing machine, tumble dryer, dishwasher oven and microwave, inset ceramic hob with extractor over, breakfast bar, tiled flooring, storage cupboard, recessed ceiling lighting, vertical radiator, doors off to:

CLOAKROOM

Upvc double glazed window to the front aspect, two piece suite comprising low level Wc and wall mounted wash hand basin, tiled flooring.

DINING ROOM

15' 4" x 10' 3" (4.67m x 3.12m) Upvc double glazed window to the side aspect, laminate flooring, radiator, large storage cupboard, recessed ceiling lighting, part glazed double doors opening into:

SITTING ROOM

15' 5" max x 10' 3" (4.7m x 3.12m) Upvc double glazed window and sliding patio doors opening to the rear garden, laminate flooring, radiator, stairs rising to the first floor, under stairs cupboard.

LANDING

Upvc double glazed window to the side aspect, loft access, airing cupboard, doors off to:

MASTER BEDROOM

17' 2" x 8' 5" (5.23m x 2.57m) Upvc double glazed window to the front aspect, radiator, door off to:

EN-SUITE SHOWER ROOM

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

BEDROOM TWO

12' 10" x 9' 6" (3.91m x 2.9m) Upvc double glazed window to the rear aspect, radiator.

BEDROOM THREE

7' 5" x 6' 2" (2.26m x 1.88m) Upvc double glazed window to the rear aspect, radiator.

BATHROOM

Three piece fitted suite comprising low level Wc, pedestal wash hand basin and bath with shower attachment, tiling to walls, radiator, extractor fan.

REAR GARDEN

Low maintenance rear garden being laid mainly to gravel with raised bed to rear, large patio, enclosed by timber panel fencing, gated side access, shed.

FRONT GARDEN

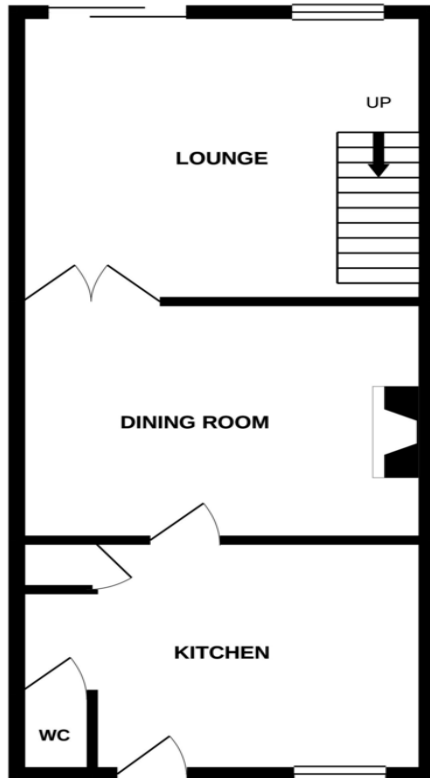
Laid to gravel.

SINGLE GARAGE EN BLOC

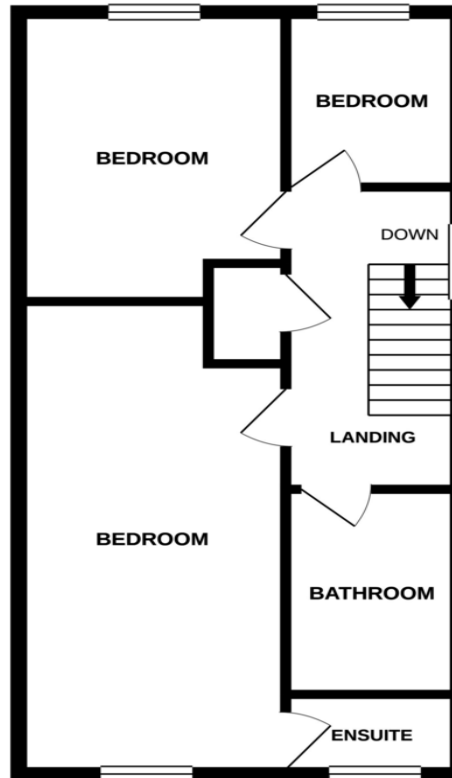
Up and over door.



GROUND FLOOR
480 sq.ft. (44.6 sq.m.) approx.



1ST FLOOR
521 sq.ft. (48.4 sq.m.) approx.



TOTAL FLOOR AREA : 1000 sq.ft. (92.9 sq.m.) approx.

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

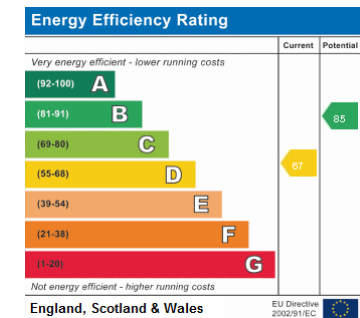
Tax band C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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