



Kennedy
&co.

Sheepwalk Close

Potton

SG19 2XX

Asking Price Of £495,000

- Three reception rooms
- Large kitchen
- Four bedrooms
- En-suite to the master
- Conservatory
- Garage
- Parking for two vehicles
- Garden to the front & rear



This four bedroom family home was built approx. 24 years ago set back off a small cul de sac providing a lot of privacy.

Built in a traditional style and a short walk to the town centre this property provides, three reception rooms and a conservatory, a large kitchen, four bedrooms with en-suite to the master, garage and parking for two vehicles, garden to the front and rear.

PARTICULARS

FRONT GARDEN

Lawned and mature trees and shrubs. Pathway leading to:

Double glazed door to:

PORCH

Double glazed windows to the sides. Double glazed door to:

HALLWAY

Stairs rising to the first floor. Under stair cupboard.

Coving to the ceiling.

Door to:

STUDY

9' 7" x 7' 6" (2.92m x 2.29m) Double glazed window to the front. Radiator. Recessed lighting. Coving to the ceiling. BT point.

LOUNGE

16' 1" x 11' 3" (4.9m x 3.43m) Electric fire in a marble and timber surround. Double glazed window to the

rear. Radiator. Laminate flooring. Double glazed doors and window to the conservatory.

CONSERVATORY

9' 8" x 9' 10" (2.95m x 3m) Double glazed doors and window to the garden. Tinted roof. Radiator.

KITCHEN/BREAKFAST ROOM

17' 11" x 8' 6" (5.46m x 2.59m) Base and wall mounted units. Rolled edged work top surfaces. Breakfast bar. Stainless steel sink and drainer. Gas hob with extractor. Splash back tiling. one and half ovens. Double glazed window to the garden. Double glazed door to the side. Worcester gas boiler. Radiator. Tiled flooring. Recessed lighting.

DINING ROOM

10' 9" x 9' 4" (3.28m x 2.84m) Double glazed window to the front. Radiator. Coving to the ceiling. Laminate flooring.

LANDING

Airing cupboard housing the hot water tank. Radiator. coving to the ceiling. Double glazed window to the front. Access to the loft space.

BEDROOM 1

11' 7" x 10' 3" (3.53m x 3.12m) Built in wardrobes. Double glazed window to the rear. Radiator.

ENSUITE

Shower within a cubicle. W.C. Wash hand basin. Half tiled surround. Radiator recessed lighting. Double glazed window to the rear.

BEDROOM 2

9' 2" x 8' 9" (2.79m x 2.67m) Fitted cupboards. Radiator. Double glazed window to the front.

BEDROOM 3

8' 9" x 8' 3" (2.67m x 2.51m) Double glazed window to the front. Radiator.

BEDROOM 4

9' 3" x 7' 2" (2.82m x 2.18m) Double glazed window to the rear. Radiator.

BATHROOM

Three piece suite comprising: Bath with shower above and fitted screen (fully tiled). W.C. wash hand basin. Radiator. Recessed lighting. Frosted double glazed window to the side.

REAR GARDEN

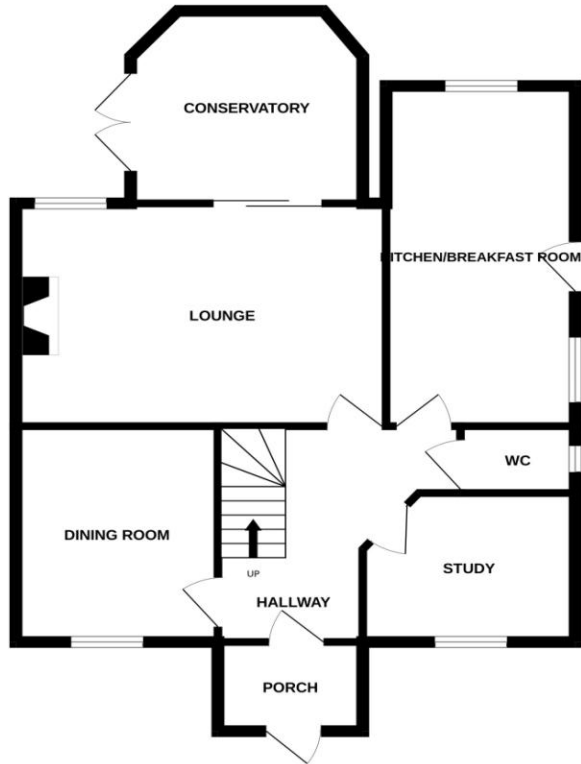
Laid to lawn with shrubbery leading to a decking area for entertaining and enjoying the afternoon sun. Outside tap.

GARAGE

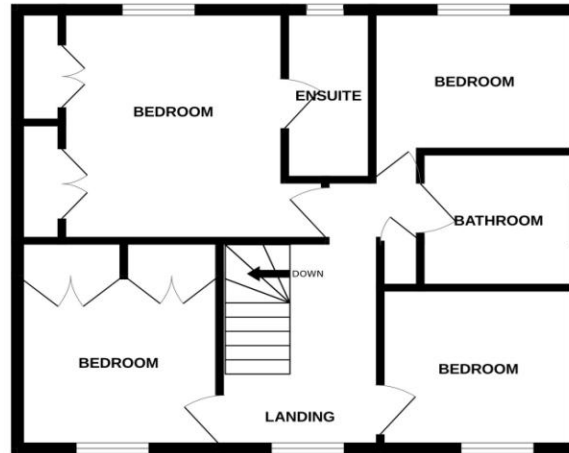
Single in size. Accessed via the front of the property. Up and over door. Power and lighting. Parking for two vehicles. Side door to the garden.



GROUND FLOOR



1ST FLOOR



COUNCIL TAX BAND

Tax band E

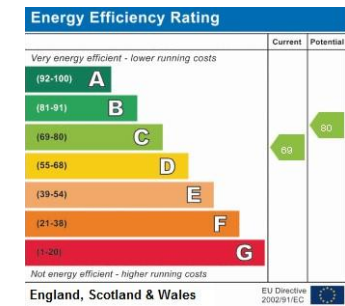
TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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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