



Woodland Close, Potton, SG19 2RB  
Offers Over £395,000

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LATCHAM ———  
————— DOWLING

ESTATE AGENTS



\*\*\*GUIDE PRICE £400,000 -  
£425,000\*\*\*

Latcham Dowling Estate Agents are delighted to offer for sale this deceptively spacious detached bungalow, occupying an elevated plot within this private close of just 4 other homes. The bungalow has been refurbished to an extremely high standard throughout and now offers a bright, contemporary interior, with a large open plan lounge/ dining room (with a walk in bay window and a newly installed wood burning stove), a gorgeous re-fitted kitchen with integrated appliances, a separate double glazed conservatory, two large double bedrooms and a stunning re-fitted shower room!! Outside, there is an enclosed garden to the side, a block paved driveway for three cars and a garage (with power and light) Viewing is essential to really appreciate the quality of the finish and style of this fantastic bungalow!!



#### Entrance Via

#### Entrance Hall

14'11 max x 7'8 max (3'5 min) (4.55m max x 2.34m max (1.04m min))

#### Lounge/ Dining Room

23'0 x 13'6 max (10'11 min) (7.01m x 4.11m max (3.33m min))

#### Conservatory

11'7 x 7'11 (3.53m x 2.41m)

#### Kitchen

12'8 x 9'10 (3.86m x 3.00m)

#### Bedroom One

14'0 x 10'10 (4.27m x 3.30m)

#### Bedroom Two

16'11 x 9'0 (5.16m x 2.74m)

#### Shower Room

8'2 x 5'10 (2.49m x 1.78m)







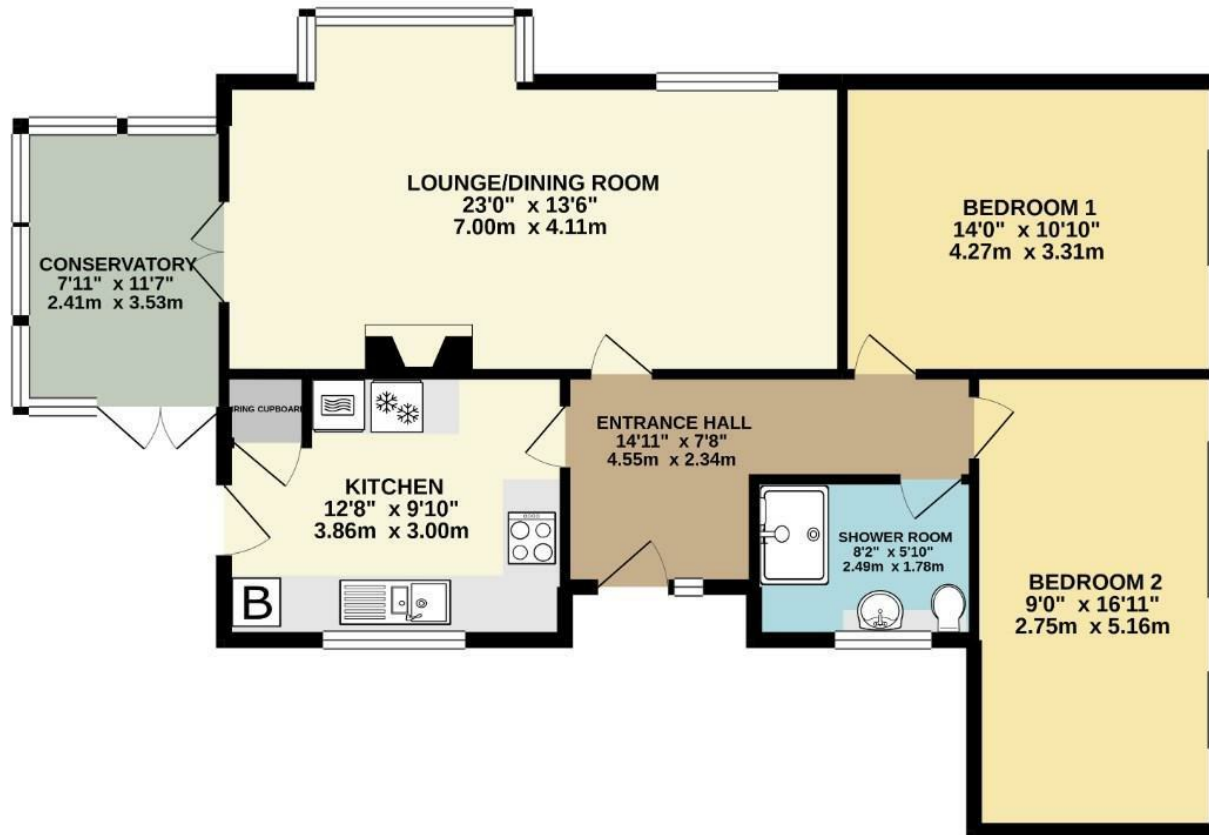
**Enclosed Garden**

**Garage**  
15'8 x 9'8 (4.78m x 2.95m)

**Block Paved Driveway And Gardens**

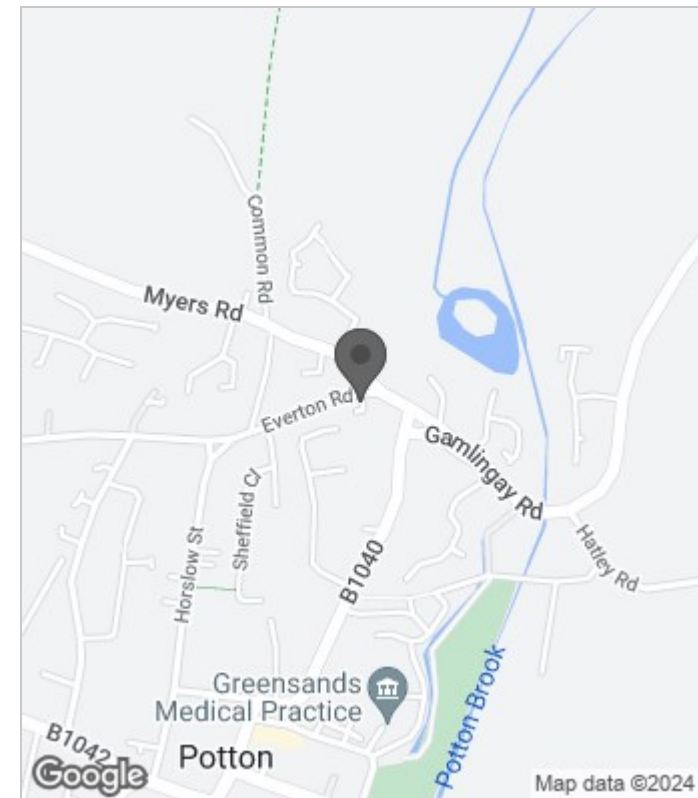
**Agents Note**

**GROUND FLOOR**  
906 sq.ft. (84.2 sq.m.) approx.



TOTAL FLOOR AREA : 906 sq.ft. (84.2 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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**Energy Efficiency Rating**

|   | Current                 | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         | <b>85</b> |
| (69-80) <b>C</b>                            | <b>68</b>               |           |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.