



Whitfield Road, Potton, SG19 2FS
GUIDE PRICE £525,000 - £550,000

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LATCHAM —————
————— DOWLING

ESTATE AGENTS

CHAIN FREE

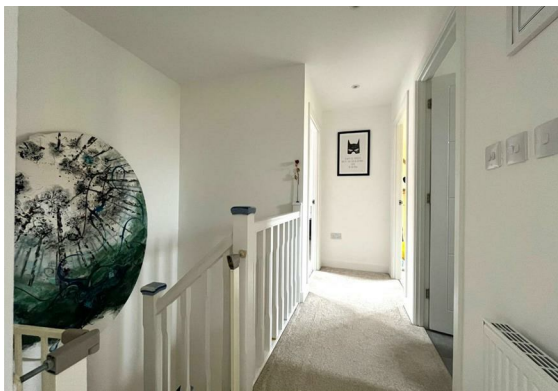
GUIDE PRICE £525,000 - £550,000

Latcham Dowling are delighted to offer for sale this exceptional four bedroomed executive detached family home. The home was built by "Mulberry homes" and still is within its builder's warranty period. It offers great accommodation throughout. There is an entrance hall, 21' lounge, 27' fully fitted kitchen/Family room which is the real entertaining "Hub" of the home, utility room and a WC completes the downstairs. Upstairs there is a galleried landing, Bedroom one is 12'9 and has an En suite. Bedroom two is also a great double. There are two further bedrooms as well as a family bathroom. Outside there is driveway that has parking for three cars and has a wall mounted electric car charger and this in turn leads to a n oversize garage. The home is offered in "show house" condition and had many upgrades at the time of purchase.

The property is situated on the Southwestern edge of the market Town of Potton. Within a very short walk you are in the countryside and in particular Pegnut woods with its abundance of footpaths including one that goes around the back of the John O Gaunt Golf Course that in turn leads to the picturesque village of Sutton. Potton is situated approximately 3 miles from both Sandy and Biggleswade train stations that run into London St Pancras and make this home ideal for those that need to commute. Potton has many amenities a few of which are- Doctors Surgery, Shops, Butchers, Hardware store, numerous eateries and pubs, Library, two schools and several nurseries. It is also situated approximately 2 miles from the RSPB headquarters which also offers wonderful walks. There is a Coop Store located within a short walk which will be ideal for all those essentials.

Entrance

Entrance Hall





Wc

Lounge

21' x 10'8 (6.40m x 3.25m)

Kitchen/Family Area

27'6 11'9 (8.38m 3.58m)

Family Area

14'8 x 12' (4.47m x 3.66m)

Kitchen Area

12'8 x 10'8 (3.86m x 3.25m)

Utility Room

6'6 x 6 (1.98m x 1.83m)

First Floor

Landing

Bedroom One

12'9 x 12'7 (3.89m x 3.84m)

En Suite

Bedroom Two

11 x 10'4 (3.35m x 3.15m)

Bedroom Three

12' x 8' (3.66m x 2.44m)

Bedroom Four

10'4 x 10'3 (3.15m x 3.12m)

Family Bathroom

7'3 x 6'7 (2.21m x 2.01m)

Outside

Rear Garden

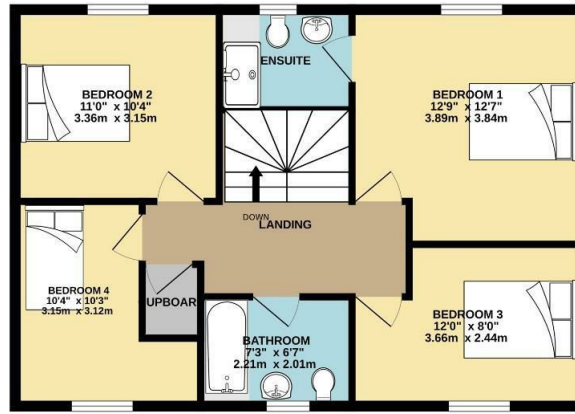
Front Garden

Garage

GROUND FLOOR
674 sq.ft. (62.6 sq.m.) approx.

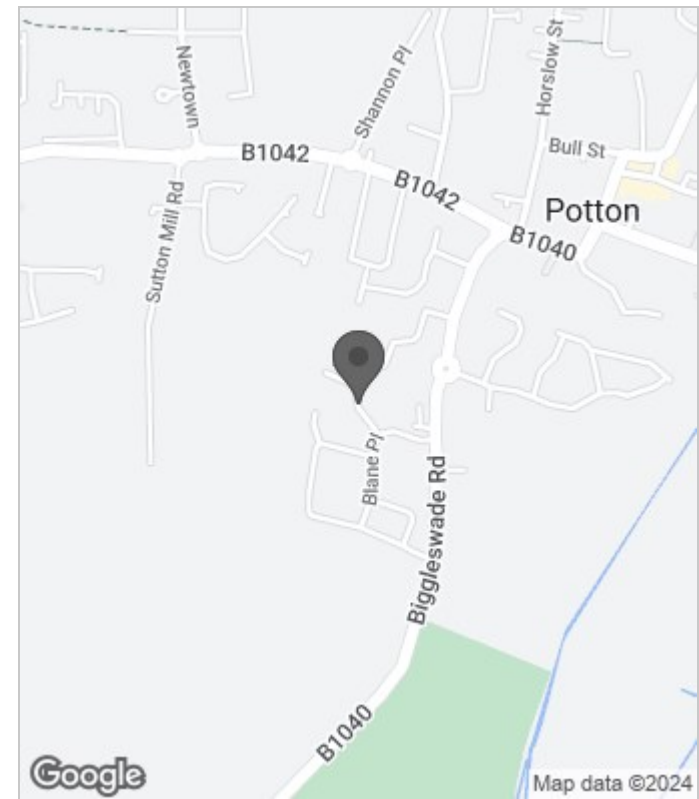


1ST FLOOR
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA: 1330 sq.ft. (123.6 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) A		93
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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