



The Paddocks, Potton, SG19 2QD
Offers over £425,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this individually built four bedroom detached home. The property is offered for sale in good decorative order and is ready to move into and is chain free. Downstairs there is an entrance hall, 15' Kitchen/Breakfast Room, 15'7 lounge with Bi-Fold doors, Separate dining Room, WC and a utility room completes the ground floor. The first floor has a 15' master bedroom with a Re-fitted En Suite, two further double bedrooms and a 10' four piece bathroom. The second floor not only has a bedroom area but a lounge area too and would be a great children's room or even a study.

The rear garden boasts a Hot Tub with pergola over. Patio area that leads to lawn and is South facing. To the front there is Block Paved driveway with parking for four cars and gated access to the rear garden either side.

The house offers great size accommodation and is in good decorative order.

The property is chain free and an early viewing is recommended.

***CHAIN FREE**

Entrance

Entrance Hall

Wc

Lounge

15'7 x 11'6 (4.75m x 3.51m)

Kitchen/Breakfast Room

15'6 x 12'4 into bay (4.72m x 3.76m into bay)

Utility Room

7'5 x 6'8 (2.26m x 2.03m)





Dining Room
10'2 x 8'5 (3.10m x 2.57m)

First Floor

Landing

Bedroom One
15'7 x 10'8 (4.75m x 3.25m)

En Suite
7'5 x 5'5 (2.26m x 1.65m)

Bedroom Two
12'1 x 11'8 (3.68m x 3.56m)

Bedroom Three
10'5 x 8'2 (3.18m x 2.49m)

Family Bathroom
10'3 x 6'5 (3.12m x 1.96m)

Second Floor

Lounge Area
10'1 x 9'11 (3.07m x 3.02m)



Bedroom
18'2 max x 9'11 (5.54m max x 3.02m)

Outside

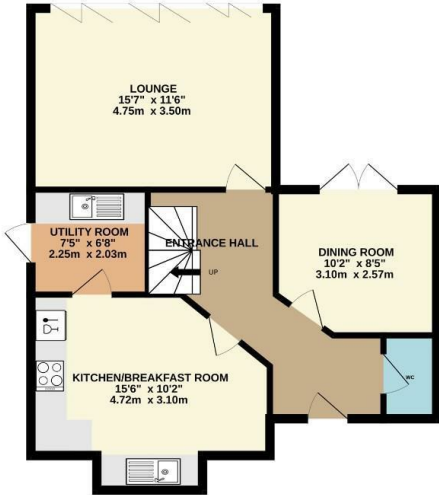
Front Garden

Rear Garden

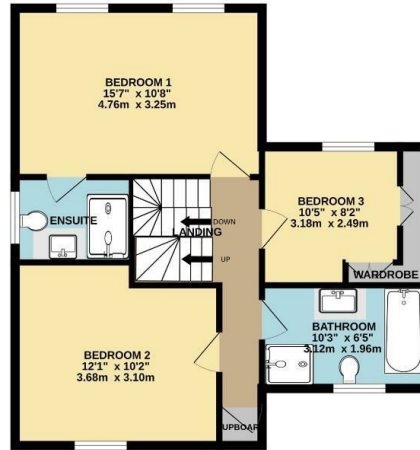
Agents Notes



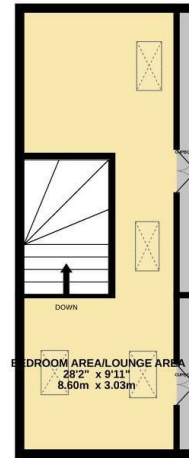
GROUND FLOOR
600 sq.ft. (55.7 sq.m.) approx.



1ST FLOOR
591 sq.ft. (54.9 sq.m.) approx.

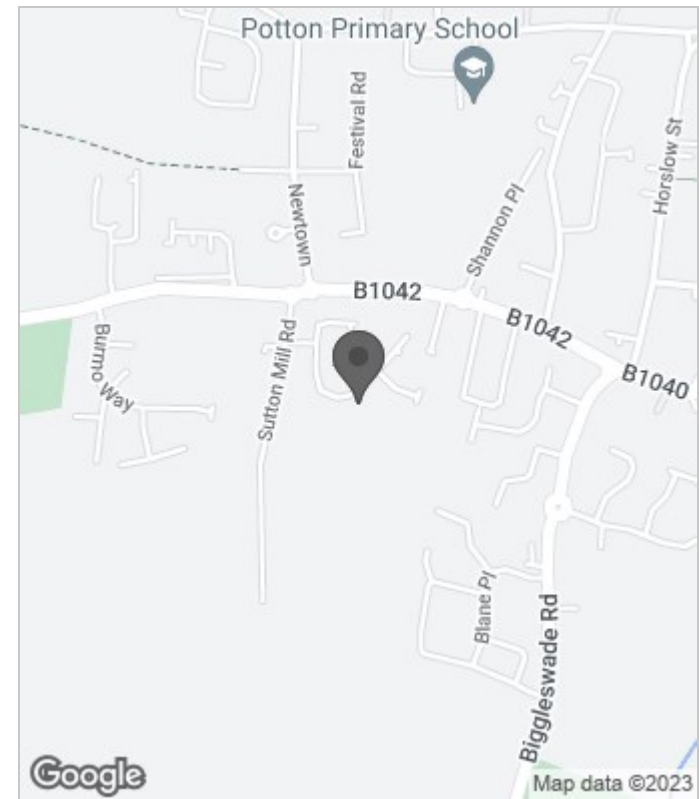


2ND FLOOR
315 sq.ft. (29.4 sq.m.) approx.



TOTAL FLOOR AREA: 1507 sq.ft. (140.0 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		90
(81-91) B	83	
(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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