



Tear Crescent, Potton, SG19 2FB
Offers over £385,000

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LATCHAM ———
————— DOWLING

ESTATE AGENTS

***** ABSOLUTELY STUNNING THREE STOREY TOWNHOUSE OVERLOOKING THE COMMUNITY ORCHARD, PEGNUT WOOD AND THE PLAY AREA*****

Latcham Dowling Estate Agents are delighted to bring to the market this "IMMACULATE" three bedroom townhouse, situated on the ever popular 'Tall Trees' Development, built by Kier Homes in 2019 and offering gorgeous views over the community orchard, Pegnut Woods and the lovely play area.

There is a nice sized entrance hall complete with useful storage cupboard. The kitchen/dining room has an array of fitted appliances and is dual aspect. The current owners have fitted a media recess area that can house your tv and has a fitted fire below that has a real "Wow" factor. A downstairs cloakroom completes the ground floor. To the first floor there are two good sized bedrooms as well as the family bathroom as well as a very useful study area. The second floor has the 20' master bedroom complete with storage and a beautiful En Suite.

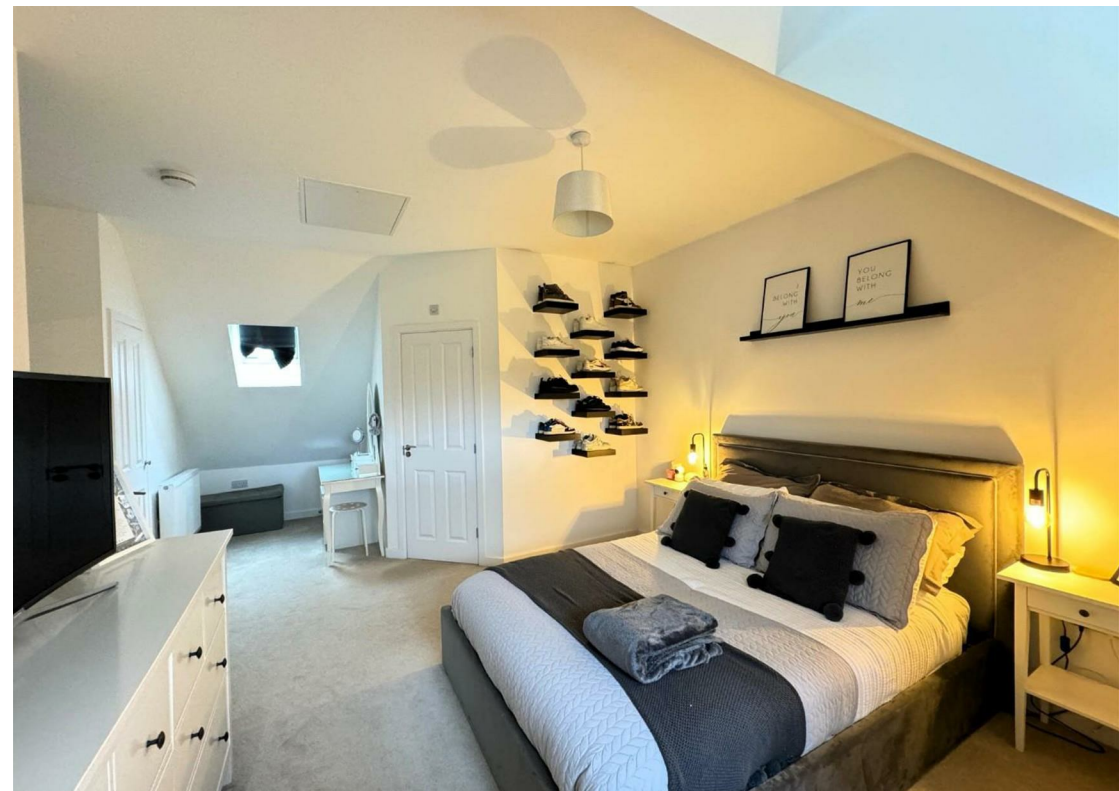
Outside the present owners have re-landscaped the rear garden with low maintenance in mind. There is a patio area that leads to an artificial lawned area.

To the front you have a driveway that in turn leads to an "Oversize" detached garage with power and lighting.

It is situated on the Southern 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 and also has a footpath around the back of the John O Gaunt Golf Course that 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 that 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 also Coop Stor

Entrance

Entrance Hall





Cloakroom

Kitchen/Dining room
16' x 8' (4.88m x 2.44m)

Lounge
14'11 x 11' (4.55m x 3.35m)

First Floor

Landing

Bedroom Two
15' x 10'2 (4.57m x 3.10m)

Bedroom Three
9'7 x 8'1 (2.92m x 2.46m)

Family Bathroom
7'x 6'3 (2.13m x 1.91m)

Study Area
6'7 x 6'1 (2.01m x 1.85m)

Second Floor

Master Bedroom
20'7" into bay x 15' (6.27m into bay x 4.57m)

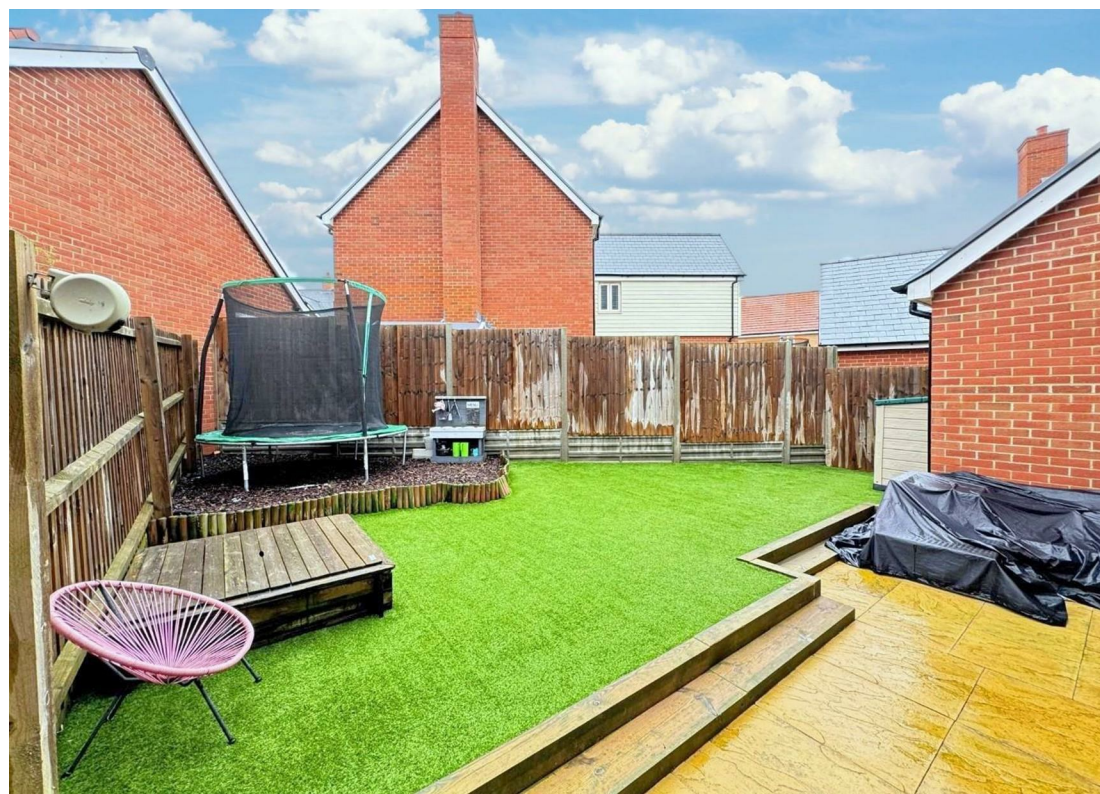
En Suite

Outside

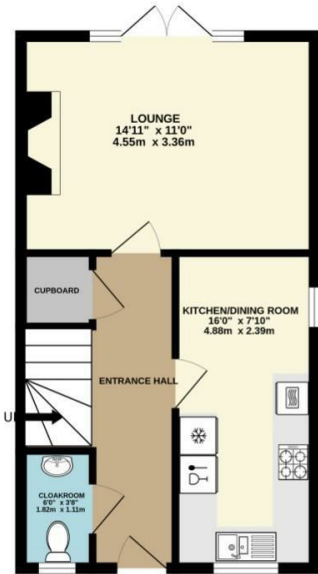
Rear Garden

Front Garden

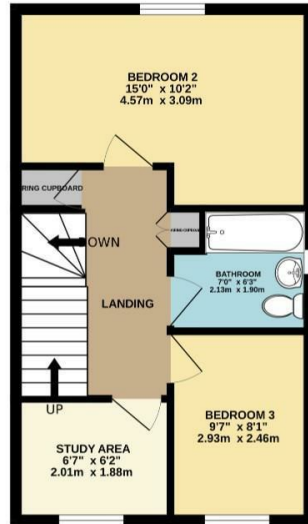
Detached Garage



GROUND FLOOR
395 sq.ft. (36.7 sq.m.) approx.



1ST FLOOR
385 sq.ft. (35.8 sq.m.) approx.

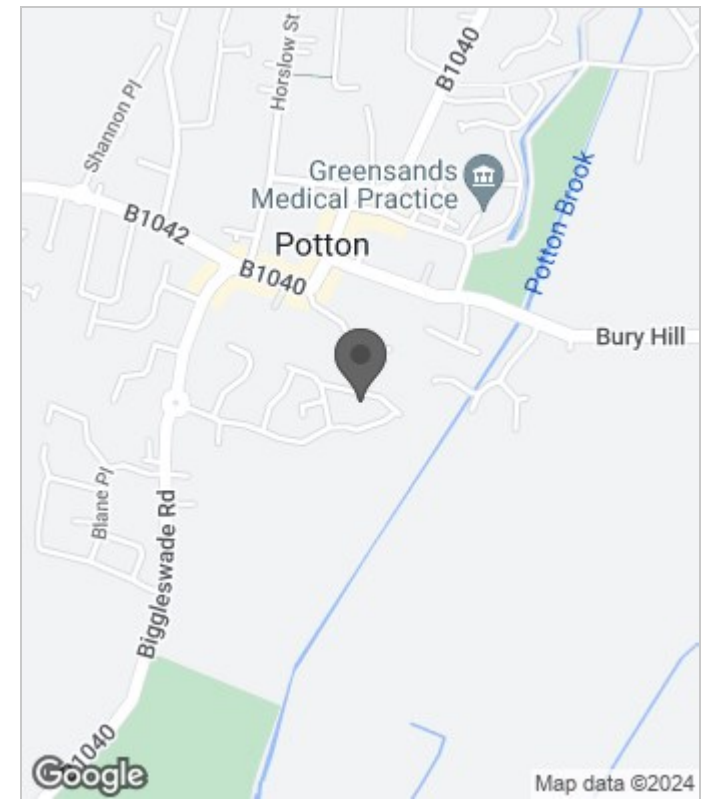


2ND FLOOR
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA: 1075 sq.ft. (99.8 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 | | 95 |
| (81-91) B | 85 | |
| (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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