



Burmo Way, Potton, SG19 2FE  
£575,000

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LATCHAM  
DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to bring to the market this exceptional four bedroomed, three bathroom detached family home, built by 'CALA HOMES'. The property has a real "Wow" factor and the Kitchen/Family room complete really has a wonderful feel of space and is a great area for entertaining. As you first walk in, the first thing that strikes you is the space on offer, with a large, bright reception hall, well proportioned reception room and as mentioned before the "STUNNING" open plan kitchen/ family room with marble work surfaces and a range of integrated appliances (along with a separate utility room). The kitchen/ family room has a set of "French" doors that open directly out onto the West facing rear garden, so this is the perfect combination for bringing the outdoors indoors!! On the first floor, there are four bedrooms, with en suites to both the first and second bedrooms and even a dressing room to the main bedroom. This is a wonderful family home that offers great accommodation and has been built to a high specification with lots of extras like "Karndean" flooring, upgraded worktops and more.



A real benefit is the double width block paved driveway that leads to the oversized garage.

Potton is a delightful market town that offers many amenities, a few of which are - doctors surgery, two schools, several nurseries two convenience food stores, newsagents, butchers, hardware store, craft and gift shop as well as a host of eateries, takeaways and public houses. It is situated just 3 miles from Sandy and 4 miles from Biggleswade both of which have mainline train stations giving access to London St Pancras. Cambridge is approximately a 30 minute drive away.



This is a great family home and viewing is highly recommended.

Entrance

Entrance Hall





**W.c**  
7'4 x 2'9 (2.24m x 0.84m)

**Lounge**  
17'8 into bay x 10'4 (5.38m into bay x 3.15m)

**Kitchen/Family Room**  
23'4 x 13'7 (7.11m x 4.14m)

**Utility Room**  
8'7 x 5'9 (2.62m x 1.75m)

**First Floor**

**Landing**

**Bedroom One**  
11'7 x 10'4 (3.53m x 3.15m)

**Dressing Room**  
5'5 x 5'5 (1.65m x 1.65m)

**En Suite**

**Bedroom Two**  
11' x 10'7 (3.35m x 3.23m)

**En Suite**

**Bedroom Three**  
10'9 x 10'7 (3.28m x 3.23m)

**Bedroom Four**  
10'4 x 8'1 (3.15m x 2.46m )

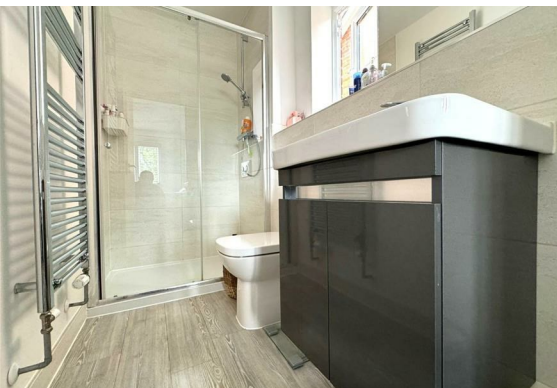
**Family Bathroom**  
8'1 x 7'3 (2.46m x 2.21m)

**Outside**

**Rear Garden**

**Front Garden**

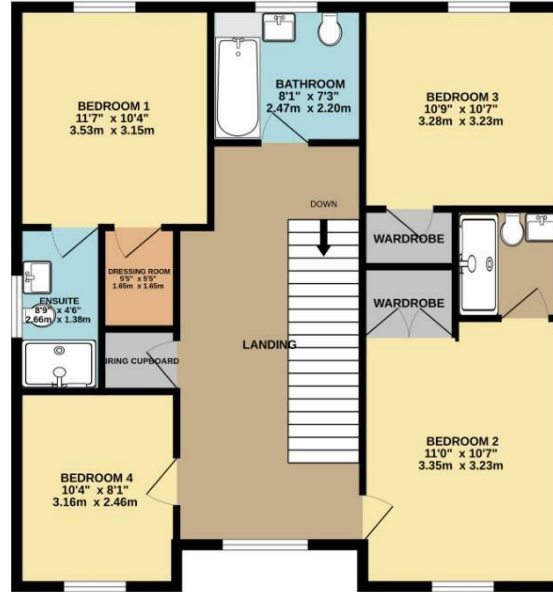
**Oversized Garage**



GROUND FLOOR  
872 sq.ft. (81.0 sq.m.) approx.

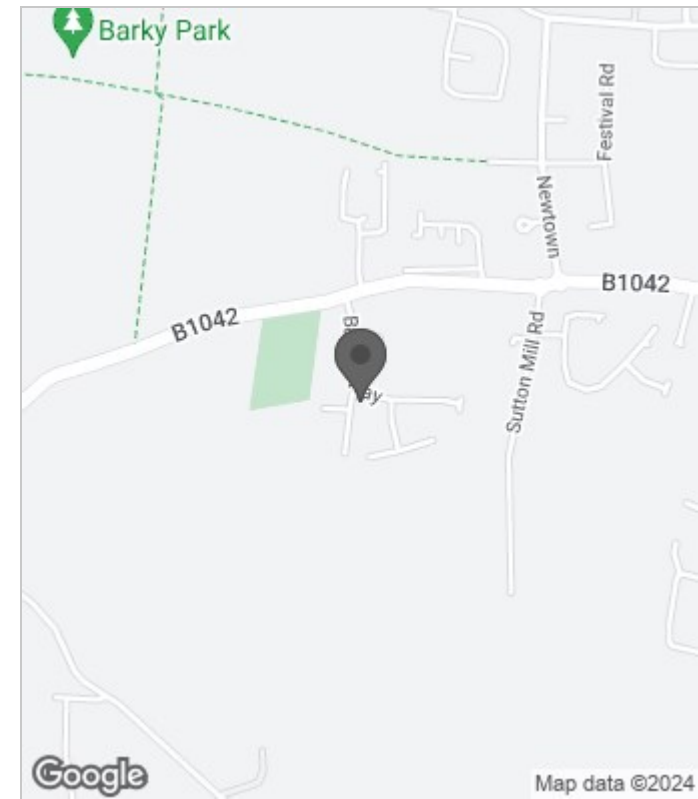



1ST FLOOR  
874 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 1746 sq.ft. (162.2 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>		<b>93</b>
(81-91) <b>B</b>	<b>86</b>	
(69-80) <b>C</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 	

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