



Burmo Way, Potton, SG19 2FE
£575,000

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LATCHAM
DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this beautifully presented 4 bedroom detached home.

Built in 2019 by Cala Homes this 'Parthorpe' design is a show home conditioned 4 bedroom detached family home, located in the Clover Gate development on the Western edge of Potton.

The property offers spacious living across three floors. The ground floor impresses with a large entrance hall providing ample storage, a fully fitted 23' kitchen/ family room which is the real hub of the home and a great entertaining area. There is a separate utility room for convenience, and a downstairs cloakroom. On the first floor, you'll find three good-sized bedrooms, a comfortable sitting room (currently used as a large bedroom) with a sun terrace that offers a unique Westerly view overlooking the cemetery and will afford great sunsets (when the sun shines) and a large modern family bathroom. The second floor accommodation comprises of the master bedroom, complete with its own en-suite for added luxury, a walk in dressing room, and a separate study, ideal for remote work or as a private retreat. The exterior features a private and well manicured rear garden, a block-paved driveway providing off-road parking spaces for 2 cars, and the convenience of an "oversize" integral garage with electric garage door and direct access to the entrance hall making this property a perfect family home with modern amenities and thoughtful design.

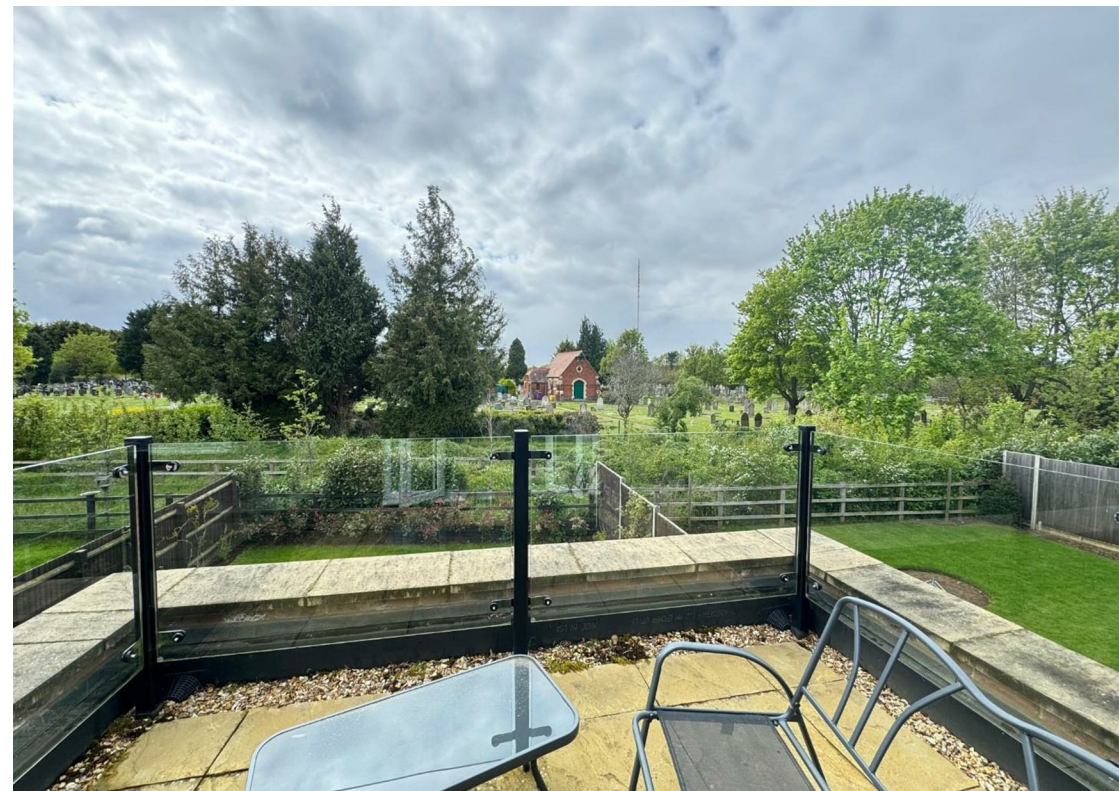
Potton is a delightful market town that offers many amenities, a few of which are - doctors surgery, two schools, several nurseries two convenience food stores, newsagents, butchers, hardware store, craft and gift shop as well as a host of eateries, takeaways and public houses. It is situated just 3 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.

Viewing is highly recommended to fully appreciate what this home has to offer.

Entrance

Entrance hall

WC





Kitchen/Family Room
23'2 x 21'1 (7.06m x 6.43m)

Utility Room
6'6 x 5'6 (1.98m x 1.68m)

First Floor

Landing

Sitting Room/ Bedroom
14'9 x 13'5 (4.50m x 4.09m)

Bedroom Two
10'6 x 9'5 (3.20m x 2.87m)

Bedroom Three
11'8 x 7'2 (3.56m x 2.18m)

Bedroom Four
9' x 7'11 (2.74m x 2.41m)

Bathroom
9'9 x 7'7 (2.97m x 2.31m)



Second floor

Second floor landing

Master Bedroom
15'9 x 11'3 (4.80m x 3.43m)

Dressing Room
10' x 8'4 (3.05m x 2.54m)

En Suite
9'9 x 9'5 (2.97m x 2.87m)

Study
10'9 x 8'2 (3.28m x 2.49m)

Outside

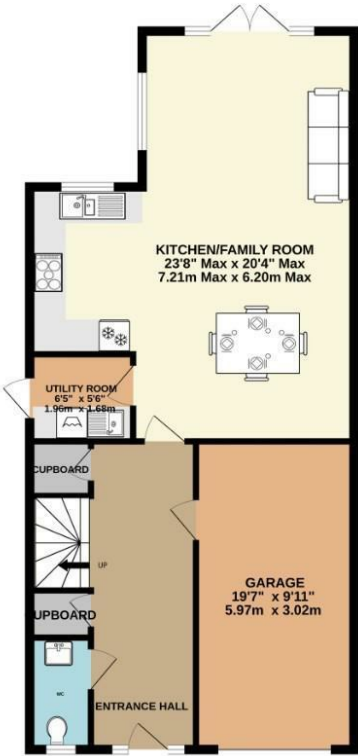
Front Garden

Rear Garden

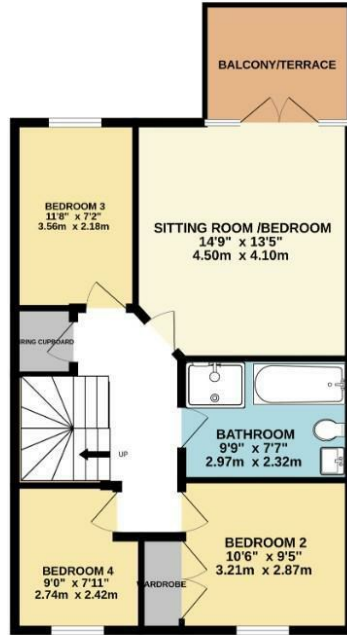
Oversized Garage
19'7 x 9'11 (5.97m x 3.02m)



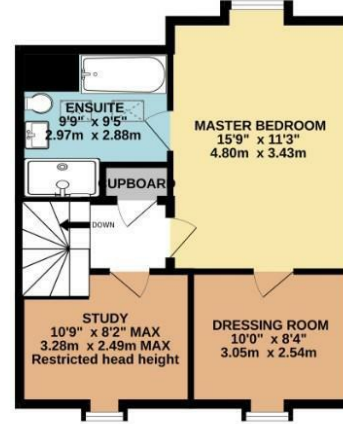
GROUND FLOOR
847 sq.ft. (78.7 sq.m.) approx.



1ST FLOOR
664 sq.ft. (61.7 sq.m.) approx.

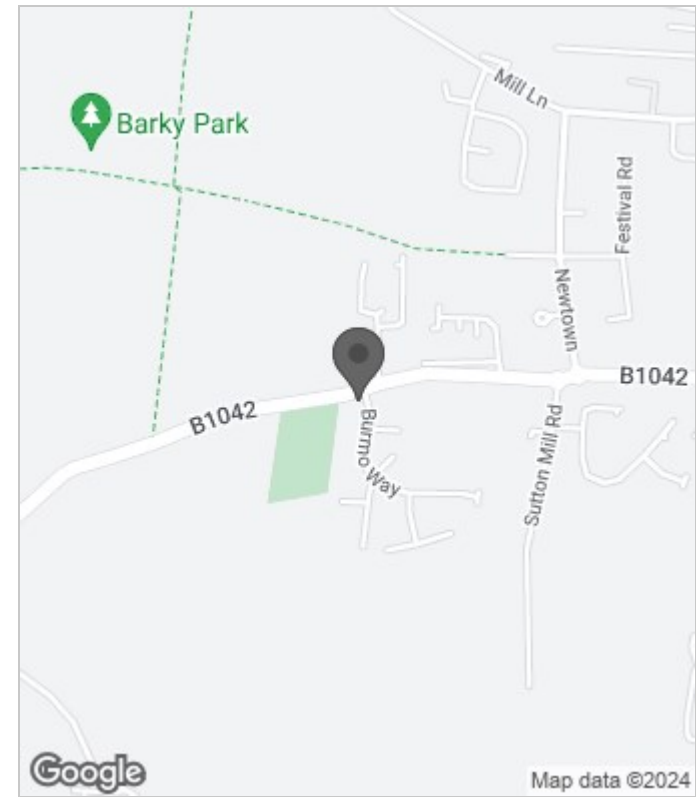


2ND FLOOR
458 sq.ft. (42.5 sq.m.) approx.



TOTAL FLOOR AREA : 1968 sq.ft. (182.9 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	86	
(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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