



The Paddocks, Potton, SG19 2QD

£340,000

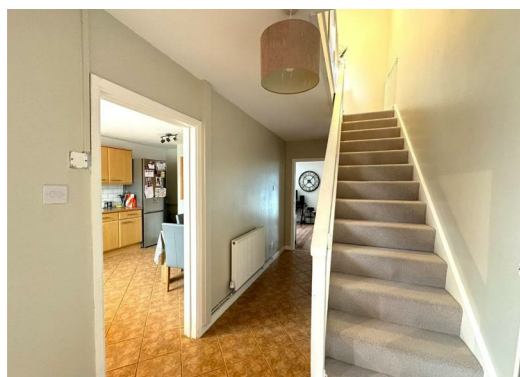
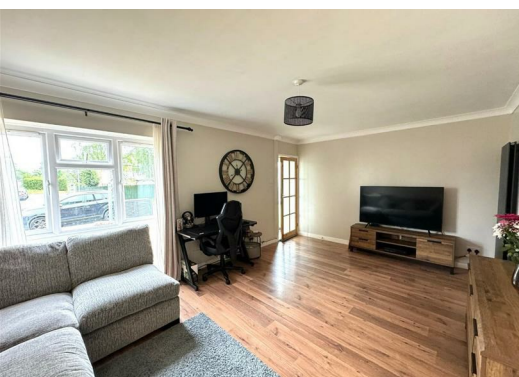


Latcham Dowling Estate Agents are delighted to offer for sale this wonderfully presented three double bedroomed end of terrace home situated in the market town of Potton.

The property has an entrance lobby that in turn leads to a 17'10 lounge. There is an internal hallway with a good sized kitchen/breakfast room. To the rear is a utility/cloakroom. Upstairs there are three good sized double bedrooms and a bathroom.

The rear garden has been re-landscaped and is a beautiful space to enjoy a summer evening. In addition there is a summer house/workshop that could be used as an office or gym. It is split in to two sections with one side currently used as a gym/tv room and the other side is a storage area for garden tools etc. There is power and lighting.

The property is in great condition and has recently had a full rewire (2022), new carpets and a re-landscaped garden and really is ready to just move straight into.



Entrance

Via composite front door to entrance lobby.

Entrance lobby

6'0 x 5'04 (1.83m x 1.63m)
Double glazed window to side aspect.
Internal door leading to lounge.

Lounge

17'10 x 11'48 (5.44m x 3.35m)
Double glazed picture window to front aspect. Vertically mounted radiator. Internal door to inner hallway.

Hallway

Stairs to first floor accommodation.
Radiator. Doors to Kitchen, Utility room/W.c and conservatory.

Kitchen/Breakfast Room

11'11 x 14'90 (3.63m x 4.27m)
Double glazed window to rear aspect.
Radiator. Range of base and eye level units with contrasting worktops over. Recess shelving to chimney breast. Fitted dishwasher. Inset sink drainer with mixer taps. Space for tall fridge/freezer. Space for cooker. Tiled flooring

W/C - Utility Room

6'10 x 6'5 (2.08m x 1.96m)
Double glazed window to side aspect.
Double glazed window to rear aspect.
Radiator. Plumbing for washing machine. Space for dryer. W.c. Washbasin. Double base unit with worktop over and wall unit over. Tiled flooring.

Conservatory

12'05 x 10'48 (3.78m x 3.05m)
Double glazed conservatory with double "French" doors to rear aspect.
Wood effect flooring. Ceiling fan.

First floor landing

Doors to all first floor accommodation. Access to loft space.
Built in double cupboard with light switch for loft.

Bedroom 1

8'89 x 11'8 (2.44m x 3.56m)
Double glazed window to rear aspect.
Radiator. Built in double wardrobe with hanging space and shelving.

Further airing cupboard housing gas boiler.

Bedroom 2

8'8 x 11'8 (2.64m x 3.56m)
Double glazed window to front aspect. Radiator.

Bedroom 3

8'8 x 11'8 (2.64m x 3.56m)
Double glazed window to front aspect. Radiator.

Bathroom

6'50 x 5'90 (1.83m x 1.52m)
Double glazed window to rear aspect.
Radiator. W.c. Washbasin. Panelled bath with "telephone style" tap attachment.

Rear Garden

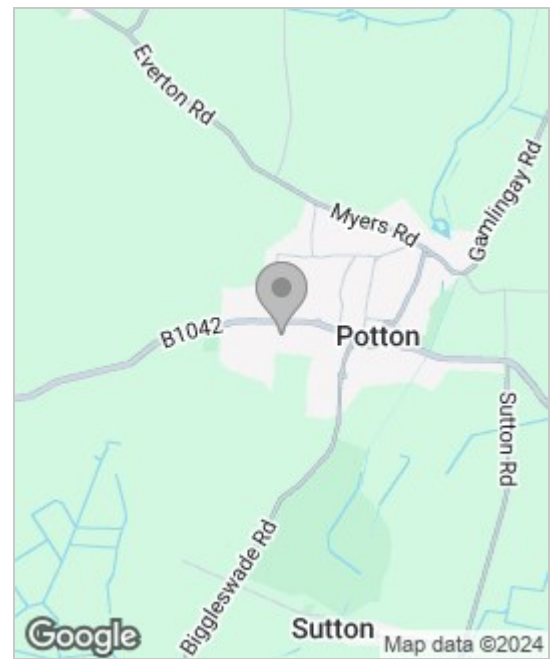
Beautifully Re-landscaped rear garden with patio area with timber decking that in turn has steps up to a well maintained lawned area that has slate borders to either side.
Gated side access. Fully enclosed by fencing.

Garage

Located in nearby block with two parking spaces in front of.

Workshop/Summer House

Timber constructed with two separate parts. One currently used as a gym and the other side as storage.



TOTAL FLOOR AREA: 1176 sq ft. (109.3 sq.m.) approx.
All energy ratings have been prepared on the basis of the Energy Performance Certificate (EPC) data. Energy ratings are based on the energy performance of the building and are not a measure of the energy performance of the building. The energy ratings are based on the energy performance of the building and are not a measure of the energy performance of the building. The energy ratings are based on the energy performance of the building and are not a measure of the energy performance of the building.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		68	
(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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