



Hutchinson Rise, Potton, SG19 2DZ  
£400,000

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LATCHAM  
DOWLING

ESTATE AGENTS

Latcham Dowling Estate Agents are delighted to bring to the market this "IMMACULATE" three bedroom semi detached townhouse situated on the ever popular 'Tall Trees' Development, built by Kier/Tilla Homes in 2019 and offering views over towards Pegnut Woods.

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. A 15' lounge with "French" doors to rear garden. There is a cloakroom that 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 wonderful 20' master bedroom complete with fitted wardrobe and a beautiful En Suite.

There is a lovely rear garden that has an entertainment area that has a covered Pagoda.

To the front you have a driveway that in turn leads to an "Oversize" detached garage with power and lighting and parking in front of the garage for two cars. As well as that for all those with an EV there is an wall mounted electric charger.

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.

This is a home that is a real case of put your personal belongings in and off you go.

## Entrance

## Entrance Hall

## W.c

## Lounge

15'1 x 11'7 (4.60m x 3.53m)





**Kitchen/Dining Room**  
15'10 x 7'9 (4.83m x 2.36m)

**First Floor**

**Landing**

**Bedroom Two**  
15' x 10' (4.57m x 3.05m)

**Bedroom Three**  
9'7 x 8'4 (2.92m x 2.54m)

**Family Bathroom**

**Study Area**  
6'8 x 6'3 (2.03m x 1.91m)

**Second Floor**

**Master Bedroom**  
20'7 x 15'2 (6.27m x 4.62m)

**En Suite**

**Outside**

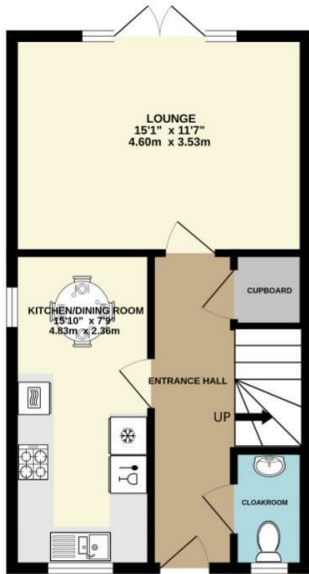
**Rear Garden**

**Front Garden**

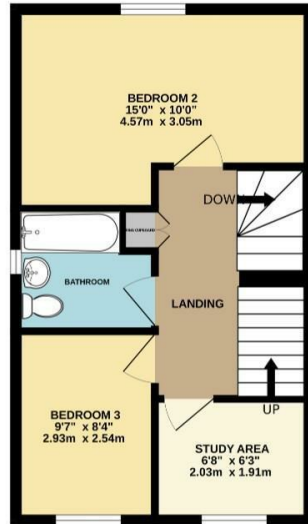
**Oversized Detached Garage**  
23' x 11'2 (7.01m x 3.40m)



GROUND FLOOR  
404 sq.ft. (37.5 sq.m.) approx.



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

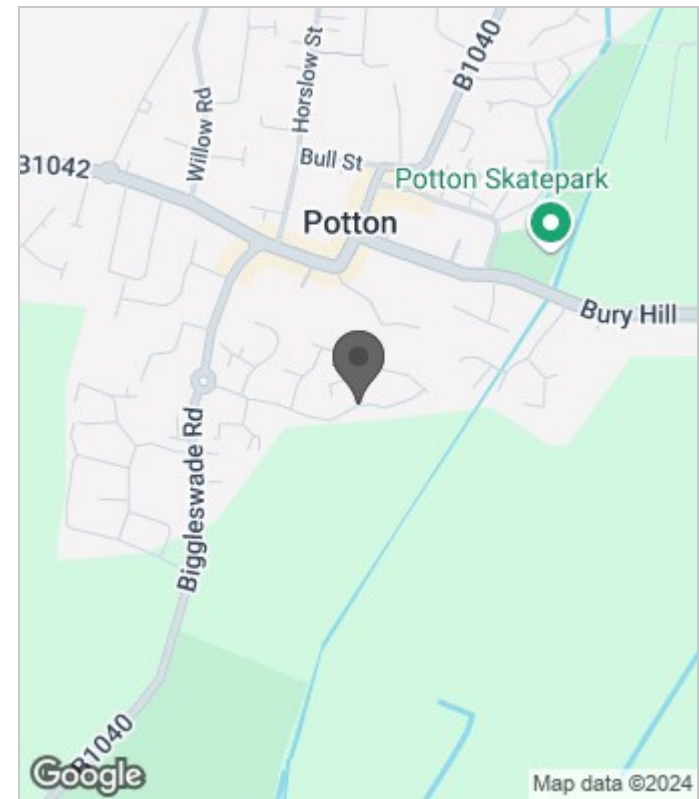


2ND FLOOR  
295 sq.ft. (27.4 sq.m.) approx.



TOTAL FLOOR AREA : 1083 sq.ft. (100.7 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>95</b>
(81-91) <b>B</b>	<b>84</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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