



Jacobs Close, Potton, SG19 2SG
Guide price £475,000

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LATCHAM —————
————— DOWLING

ESTATE AGENTS

Nestled in the tranquil cul-de-sac of Jacobs Close in Potton, this splendid extended five-bedroom detached house offers a perfect blend of space, comfort, and modern living. The property boasts three generous reception rooms including the lounge complete with its cast iron log burner, providing ample space for both relaxation and entertaining. Each room is designed to create a warm and inviting atmosphere, ideal for family gatherings or quiet evenings at home.

The heart of the home is complemented by five well-proportioned bedrooms including the master bedroom that is 17' and has a dressing area ensuring that there is plenty of room for family members or guests. The two bathrooms are thoughtfully designed, catering to the needs of a busy household while maintaining a sense of style and functionality.

One of the standout features of this property is the beautiful south-facing wrap-around garden. This outdoor space is perfect for enjoying sunny days, whether you wish to host summer barbecues or simply unwind with a good book amidst the greenery. The garden offers a wonderful opportunity for gardening enthusiasts or families with children to enjoy the outdoors in a safe and private setting.

Being chain-free, this home presents a seamless opportunity for prospective buyers to move in without the usual delays associated with property transactions. With its desirable location and spacious layout, this detached house is an ideal choice for those seeking a family home in a peaceful neighbourhood. Don't miss the chance to make this delightful property your own.

Situated in the market Town of Potton. Within a very short walk you are in the countryside and with its abundance of footpaths and bridleways. Also just a short walk to the town centre with all its amenities and eateries. A real bonus is both Sandy and Biggleswade mainline stations are within a 10 minute drive,

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

Entrance

Entrance Lobby

Entrance Hall





W.c

Dining Room

14'5 x 8'1 (4.39m x 2.46m)

Lounge

24'3 x 11'5 (7.39m x 3.48m)

Kitchen

12'11 x 8'8 (3.94m x 2.64m)

Family Room

11'9 x 8'9 (3.58m x 2.67m)

Utility Room

9'3 x 5'7 (2.82m x 1.70m)

First Floor

Landing

Bedroom One

17'7 x 8'8 (5.36m x 2.64m)

En Suite

Bedroom Two

12'8 x 11'9 (3.86m x 3.58m)

Bedroom Three

12'1 x 7'9 (3.68m x 2.36m)

Bedroom Four

9' x 8'6 (2.74m x 2.59m)

Bedroom Five

8'8 x 7'7 (2.64m x 2.31m)

Family Bathroom

Outside

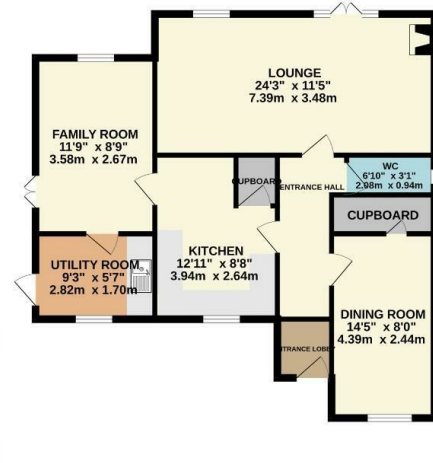
Rear garden

Front Garden

Garage

17'9 x 9'8 (5.41m x 2.95m)

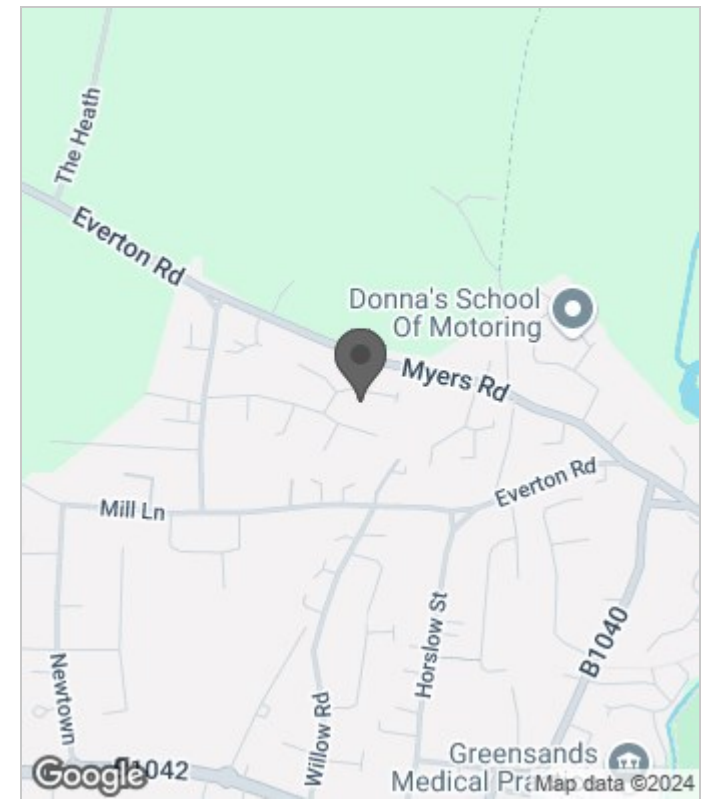
GROUND FLOOR



1ST FLOOR



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		
(81-91) B		80
(69-80) C		
(55-68) D	59	
(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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