



Sheepwalk Close, Potton, SG19 2XX  
Guide Price £475000 to £500000



LATCHAM ———  
————— DOWLING

ESTATE AGENTS



\*\*\*GUIDE PRICE £475000 TO £500000\*\*\*

Latcham Dowling are delighted to offer for sale this beautiful four bedroomed detached home situated in a quiet Cul De Sac yet only a 5 minute walk to the Town Centre.

Downstairs the entrance hall has doors to both the lounge and the kitchen. The lounge is bright and airy being 17'. There are double doors that lead to the dining room. The dining room has patio doors out into the stunning garden and an internal door to the kitchen/breakfast room. The Kitchen/breakfast room has a fitted double oven, four ring gas hob and integrated dishwasher. Off the kitchen is a door to the utility room that also has a door to the garden and has a door to the WC. Also off the kitchen/Breakfast room is a handy store room that has been converted from the garage.

Upstairs the master bedroom is a great size and in addition it has a corridor to the large En Suite that could be used as a dressing area. There is also two fitted double wardrobes with shelving and hanging space. As mentioned the En Suite is larger than average. Bedroom two and three are both doubles and bedroom four a single. Again the family bathroom is larger than average.

Outside the rear garden is stunning. There are three distinct areas. There is a good sized decking area that is a great entertaining/dining space. There is a shingle area that in turn has steps up to a lawned area. A real bonus is the fields to the rear meaning peace and tranquillity. There is a gated access to the front.

To the front there is a double width block paved driveway that leads to a garage/store. (The garage has been split into two segments to provide great storage.

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 and of course just a 5 minute walk to the Town Centre.

This a stunning home and viewing is recommended.

Entrance

Entrance Hall

Lounge

17'5" x 11'5" (5.31m x 3.48m)







**Dining Room**  
9'8" x 9'5" (2.95m x 2.87m)

**Kitchen/Breakfast Room**  
11'8" x 10'4" (3.56m x 3.15m)

**Utility Room**  
5'8" x 4'9" (1.73m x 1.45m)

**Store Room**  
9'4" x 8'2" (2.84m x 2.49m)

**W.C**

**Landing**

**Bedroom One**  
12'8" x 12'5" (3.86m x 3.78m)

**En Suite**  
9'3" x 7'9" (2.82m x 2.36m)

**Bedroom Two**  
12'3" x 10'2" (3.73m x 3.10m)

**Bedroom Three**  
9'2" x 8'8" (2.79m x 2.64m)

**Bedroom Four**  
8'3" x 7'5" (2.51m x 2.26m)

**Family Bathroom**  
8'4" x 7'4" (2.54m x 2.24m)

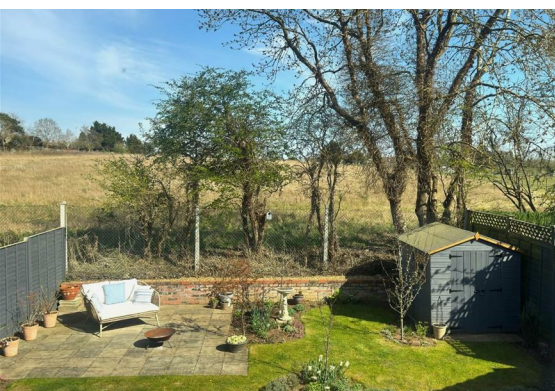
**Outside**

**Rear Garden**

**Front Garden**

**Driveway**

**Garage/Storage**

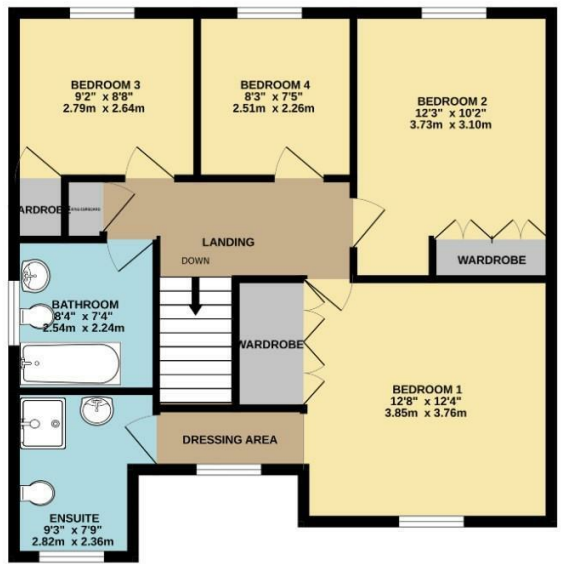




GROUND FLOOR  
710 sq.ft. (66.0 sq.m.) approx.



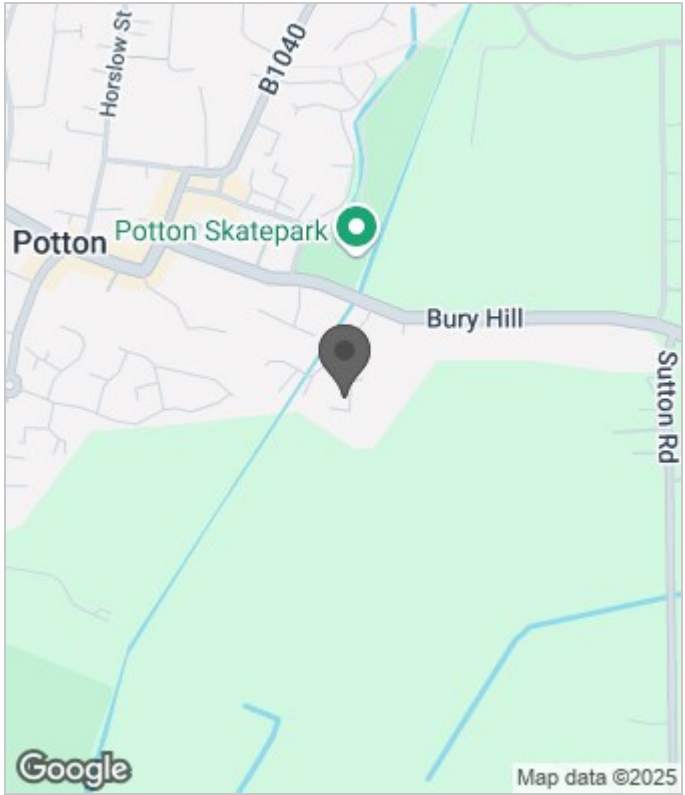
1ST FLOOR  
697 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA : 1407 sq.ft. (130.7 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) A		
(81-91) B		
(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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