



## Hutchinson Rise, Potton, Sandy, Bedfordshire, SG19 2DZ

£320,000

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- Popular Residential Location
  Walking Distance to Local
  - Shops & School
- Spacious Lounge / Dining Room
- Fitted Kitchen / Breakfast Room
- Three Bedrooms (formerly two double bedrooms)
- Family Bathroom & Downstairs Cloakroom
- Low Maintenance Enclosed Rear Garden
- Driveway Parking for Two Vehicles
- Well Presented Throughout
  Balance of NHBC Guarantee





Tastefully presented three bedroom (formerly two double bedroom) end of terrace property, located on the popular 'Tall Trees development' on the edge of Potton Market Town. Benefiting from a spacious lounge / dining room with feature media wall and French doors opening on to the rear garden, fitted kitchen / breakfast room & downstairs cloakroom. To the first floor & three bedrooms, with the master bedroom having views across the community sports ground & 'Pegnut' wood beyond. Externally there is a low maintenance enclosed garden with large seating areas, creating an ideal entertaining space. To the front of the property is a double width driveway.



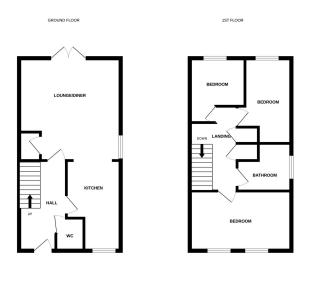












White every attempt has been made to ensure the accuracy of the footplas contained here, measurement of does, emblows, receive and any other items are approximate and no responsibility is laten for any reomission or mis-atterned. The plan in the fillutatives purpose only and should be used as such shy any corporative purchases. The services, spatient and applicances shown have not been sected and so guarant also the re-operation of the properties of the

		Current	Potentia
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			96
(81-91) <b>B</b>		84	
(69-80)			
(55-68)			
(39-54)			
(21-38)			
(1-20)	G		
Not energy efficient - higher running costs			



