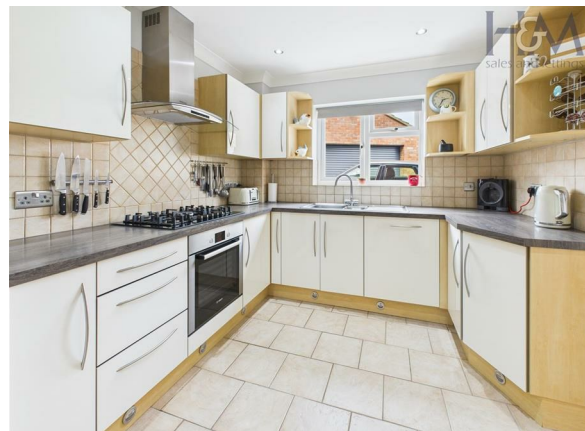


Catherines Close, Potton, SG19 2PR.
Guide Price £425,000 -£450,000



Catherines Close, Potton, SG19 2PR.

Council Tax Band: C

Offered for sale with a GUIDE PRICE of £425,000 to £450,000 is this very well presented and extended three bedroom semi-detached family home with Annexe potential. Within this spacious family home you will find a modern kitchen/breakfast room with built in appliances, lounge to the front of the property along with a separate family lounge to the rear and a dining room. Other benefits include a downstairs WC, Ensuite to master bedroom, family four piece bathroom and outside a detached double garage with parking for upto 4 vehicles. The market town of Potton offers an array of facilities which are within a 5 minute walk and include, Tesco supermarket, butcher, bakers, green route cycleway, playing fields, Good and Outstanding primary and pre-schools and approximately a 10 minute drive to the mainline train stations which both go into London St Pancras.

Entrance Hall

7'7 x 5'4 (2.31m x 1.63m)

Accessed by a double glazed composite front door with a double glazed window to the side, radiator, built in understairs storage cupboard, dog leg staircase to the first floor, glazed casement doors to the lounge and separate door into the kitchen/breakfast room, tiled flooring.

Lounge

15'8 x 12'6 (4.78m x 3.81m)

Double glazed window to the front aspect, radiator, glazed casement doors to the dining room, feature fireplace with inset gas fire.

Dining Room

10'7 x 8'11 (3.23m x 2.72m)

Door leading to the kitchen/breakfast room, wooden style flooring, radiator, opening out into the family/sun room.

Family/Sun Room

19'8 x 8'1 (5.99m x 2.46m)

Double glazed windows and french doors leading out to the rear garden, two double radiators, vaulted ceiling with three inset 'Velux' windows, wooden style flooring.

Kitchen/Breakfast Room

13'11 x 8'11 (4.24m x 2.72m)

Double glazed window to the side aspect, range of modern base and wall mounted units with complementary work tops, one and a half bowl sink drainer, built in appliances to include a 'Bosch' electric oven, five ring

burner gas hob with a stainless steel and glass chimney hood extractor over, 'Delonghi' microwave, 'Zanussi' coffee machine, built in wine rack, tiled flooring and inset spotlights.

Downstairs WC/Utility Room

8'1 x 3'0 (2.46m x 0.91m)

Double glazed opaque window to the side aspect, low level WC, vanity wash hand basin, built in unit with plumbing for a washing machine and space for a tumble dryer over along with additional handy storage.

Landing

Double glazed opaque window to the side aspect, loft access, doors to all bedrooms, built in airing/linen cupboard, radiator.

Master Bedroom

13'9 x 9'11 (4.19m x 3.02m)

Double glazed window to the front aspect, built in wardrobes, radiator, door to the ensuite.

Ensuite

Double glazed window to the front aspect, corner shower cubicle with rainfall shower and separate handset, vanity wash hand basin, low level WC, tiled floor and floor to ceiling tiled splashbacks, heated chrome towel rail, inset spotlights.

Bedroom Two

11'4 x 8'11 (3.45m x 2.72m)

Double glazed window to the rear aspect, radiator, fitted corner cupboard.

Bedroom Three

8'0 x 6'5 (2.44m x 1.96m)

Double glazed window to the rear aspect, radiator.

Family Bathroom

8'1 x 5'7 (2.46m x 1.70m)

Fitted with a four piece bathroom suite, including a corner shower cubicle, panel enclosed bath with chrome mixer taps and separate shower attachment, pedestal wash hand basin, low level WC, tiled splashbacks, heated chrome towel rail, double glazed opaque window to the rear aspect., 'Victorian' style tiled flooring.

Rear Garden

Beautifully designed low maintenance paved rear garden with block brick and flower bed borders housing a selection of well established plants and shrubs. Brick built BBQ/Pizza oven, brick built storage outhouse, courtesy door to the garage, side gate leading to the front of the property.

Frontage

Block paved driveway for upto four vehicles, raised block paved and shingle frontage, side gate to the rear garden.

Garage

18'8 x 15'6 (5.69m x 4.72m)

Built to allow for conversion to a annexe/office/gym(subject to the necessary planning consents), this Double-skin brick and block garage with pitched tiled roof, power and light along with roller shutter door, side courtesy door leading to the rear garden.



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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	

