



Kennedy
&co.

Burmo Way

Potton

SG19 2FE

Asking Price Of £579,950

- Five Bedroom Detached Executive Home
- Three Reception Rooms
- Spacious Kitchen / Breakfast Room
- En-Suite Shower Room & Family Bathroom
- Enclosed Rear Garden
- Garage & Parking for Two Vehicles
- Walking distance to Historic Market Square & Local Amenities
- Easy Access to Railway Stations



Stunning five bedroom detached family home. Benefiting from three reception rooms, cloakroom, spacious kitchen / breakfast room, utility room, en-suite to master & family bathroom. Externally there is an enclosed rear garden, detached garage & driveway with parking for two vehicles.

The property is located on the outskirts of the Market Town of Potton, within walking distance of the historic Market Square which offers a range of local amenities to include cafes, restaurants, public houses & shops. Potton is well positioned for those looking for country life with beautiful countryside walks nearby with the RSPB nature reserve be approximately 1.9 miles away.

There are good road links into Cambridge and London and the nearby towns of Biggleswade and Sandy also offer a wider range of High Street amenities with easy access to the A1 & railway links into London Kings Cross St Pancras. Entrance door with glazed panels to either side opening into:

RECEPTION HALLWAY

Stairs rising to the first floor, under stairs storage cupboard, cloaks cupboard, radiator, recessed ceiling lighting, twin glazed doors to dining room, further doors off to:

STUDY / FAMILY ROOM

9' 8" x 8' 3" (2.95m x 2.51m) Upvc double glazed bay window with fitted shutters to the front aspect, radiator.

SITTING ROOM

15' 0" x 11' 10" (4.57m x 3.61m) Upvc double glazed French doors opening to the rear garden, radiator.

DINING ROOM

11' 8" (3.56m) Upvc double glazed bay window with fitted shutters to the front aspect, radiator.

CLOAKROOM

Upvc double glazed window to the side aspect, fitted two piece suite comprising low level Wc and pedestal wash hand basin, heated towel rail, tiling to splash areas, recessed ceiling lighting.

KITCHEN / BREAKFAST ROOM

18' 7" x 12' 2" (5.66m x 3.71m) Upvc double glazed window to the rear aspect, French doors opening to the rear garden, fitted range of hi gloss base and matching eye level units, under pelmet lighting, ample work surface space, 1 1/2 bowl stainless steel sink unit, integral dishwasher, fridge / freezer and double oven, inset five ring gas hob with extractor hood over, larder cupboard, concealed gas fired boiler, space for table and chairs, door to:

UTILITY ROOM

5' 6" x 5' 2" (1.68m x 1.57m) 1/2 glazed Upvc door opening to the rear gardens, range of base units, work surface space, single bowl sink unit, plumbing for washing machine, radiator.

FIRST FLOOR LANDING

Loft access, airing cupboard, radiator, doors off to all rooms.

MASTER BEDROOM

12' 3" x 12' 0" (3.73m x 3.66m) Upvc double glazed window to the rear aspect, large built in double wardrobe, radiator, door to:

EN-SUITE SHOWER ROOM

Fitted three piece suite comprising low level Wc, vanity wash hand basin and walk in shower, tiling to all splash areas, heated towel rail.

BEDROOM TWO

12' 0" x 11' 9" (3.66m x 3.58m) Upvc double glazed window to the rear aspect, built in double wardrobe, radiator.

BEDROOM THREE

11' 5" x 7' 7" (3.48m x 2.31m) Upvc double glazed window to the front aspect, radiator.

BEDROOM FOUR

9' 11" max x 7' 7" (3.02m x 2.31m) Upvc double glazed window to the front aspect, radiator.

BEDROOM FIVE

10' 0" x 8' 9" (3.05m x 2.67m) Upvc double glazed window to the front aspect, radiator, built in cupboard.

FAMILY BATHROOM

Upvc double glazed window to the side aspect, fitted three piece suite comprising low level Wc, vanity wash hand basin and bath with fitted shower attachment, recessed ceiling lighting, heated towel rail, tiling to splash areas.

REAR GARDEN

Being laid mainly to lawn with large patio seating area, gated side access, personal door to garage, enclosed by timber panel fencing, tap, outside lighting, shed.

FRONT GARDEN

Shrub beds, path to entrance door.

DRIVEWAY

Set to the side of the property providing off road parking for two vehicles and leading to:

DETACHED SINGLE GARAGE

Up and over door, power and light connected, eaves storage.





COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



OFFICE

10 Market Square
Potton
Bedfordshire
SG19 2NP

T: 01767 262729

E: kennedypotton@btconnect.com

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.