



Kennedy
&co.

32 Everton Road

Potton

SG19 2PA

Asking Price Of £379,950

- Extended Semi Detached Family Home
- Driveway Parking For 4 / 5 Vehicles
- 90ft Enclosed Rear Garden (approx)
- Fitted Kitchen / Breakfast Room
- Sitting Room with Wood Burning Stove
- Separate Dining / Family Room
- Three Bedrooms
- Family Bathroom



Extended three bedroom semi-detached family home, with ample off road parking for 4 / 5 vehicles, single garage & 90ft approx rear garden. Situated on an elevated plot within walking distance of Potton Market Square & local shops. Offering great potential for further development (sts). Benefiting from cloakroom, kitchen / breakfast room, separate reception rooms and family bathroom.

ENTRANCE

Upvc half glazed entrance door opening into:

ENTRANCE LOBBY

Half glazed door to main entrance hallway, tiled flooring.

ENTRANCE HALLWAY

Stairs rising to the first floor, radiator, doors off to:

CLOAKROOM

Upvc double glazed window to the front aspect, fitted two piece suite comprising low level Wc and wash hand basin, tiling to splash areas, heated towel rail, tiled flooring.

SITTING ROOM

20' 3" x 12' 0" (6.17m x 3.66m) Upvc double glazed window to the front aspect, decorative brick built fireplace and mantle housing multi fuel burning stove, twin radiators, coving to ceiling, half glazed doors to kitchen and dining / family room.

DINING / FAMILY ROOM

13' 8" x 10' 8" (4.17m x 3.25m) Upvc double glazed window to the rear aspect, Upvc double glazed French doors opening to the garden, tiled flooring, radiator.

KITCHEN / BREAKFAST ROOM

13' 5" x 12' 6" L Shaped (4.09m x 3.81m) Upvc double glazed window to the rear aspect, stable door opening to driveway, fitted with a comprehensive range of base and matching eye level units, ample work surface space with tiling to all splash areas, inset 'Butler sink', integral dishwasher and fridge / freezer, built in double oven with inset gas hob, stainless steel extractor over, plumbing for washing machine, space for table and chairs, larder cupboard, heated towel rail, recessed ceiling lighting.

FIRST FLOOR LANDING

Upvc double glazed window to the rear aspect, loft access, airing cupboard housing gas fired boiler, doors off to:

BEDROOM ONE

12' 6" x 9' 6" (3.81m x 2.9m) Upvc double glazed window to the front aspect, built in double wardrobe, radiator.

BEDROOM TWO

12' 1" x 10' 2" (3.68m x 3.1m) Upvc double glazed window to the front aspect, built in double wardrobe, radiator.

BEDROOM THREE

9' 3" x 8' 11" (2.82m x 2.72m) Upvc double glazed window to the rear aspect, radiator.

FAMILY BATHROOM

Upvc double glazed window to the rear aspect, fitted three piece suite comprising low level Wc, vanity wash hand basin and corner bath with fitted 'Mira' shower, fully tiled to walls, heated radiator, tiled flooring.

EXTERNALLY

FRONT GARDEN

Retained by hedge screening to the front boundary, garden laid to lawn with mature plants and shrubs,

driveway to the side providing off road parking for 4 / 5 vehicles, leading to:

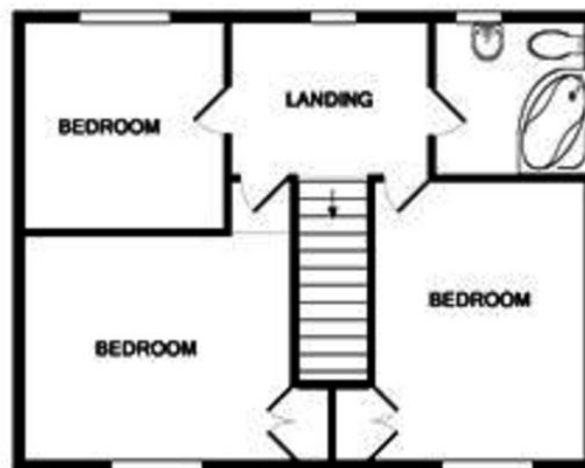
SINGLE GARAGE

Up and over door with power and light connected.

REAR GARDEN

Enclosed rear garden of approximately 90ft in length, patio area leading to main lawn, timber shed and log store, gated side access to driveway.





TOTAL APPROX. FLOOR AREA 1114 SQ.FT. (103.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC

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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.