



**Kennedy**  
&co.

**Wingfield Drive**

Potton

SG19 2GQ

**Offers Over £385,000**

- High quality Kitchen
- Good size Lounge
- Dining area
- Conservatory
- Three Bedrooms
- En-suite to the master
- Family bathroom
- Walled Garden



We are extremely delighted to offer for sale with vacant possession this great family home situated on the Wingfield Drive development in Potton.

Wingfield Drive has always been a popular area constructed from 2000 onwards and great for couples and families as within the development there is a park area and within walking distance to Potton square.

The house has been maintained to a very good standard with a high quality upgrade to the kitchen supplied by John Lewis. The en-suite is practical in design and layout with fitted cupboards and vanity unit as well as a family bathroom.

The house has been extended with a large Georgian style conservatory and garage has been converted providing a dining room as well as a utility/store off the conservatory.

The garden is a pleasant walled corner plot with mature shrubs and laid to lawn.

#### **FRONT GARDEN**

Wrought iron rail fencing and gate leading to a low maintenance garden space.

Leading to:

#### **PORCH**

Outside light. Double glazed door with frosted panels to the side. Leading to:

#### **HALLWAY**

Stairs rising to the first floor. Oak parquet flooring. Radiator.

#### **CLOAKROOM**

Wash hand basin with cupboard under. W.C. Double glazed frosted window to the side. Tiled Flooring. Radiator.

#### **LOUNGE**

22' x 10' (6.71m x 3.05m) Wall mounted electric steam fire. Double glazed box bay window to the front. 2 x radiators. Sliding double glazed patio doors to the conservatory. Oak Parquet flooring. Coving to the ceiling. Open plan through to:

#### **DINING ROOM**

12' 5" x 7' 7" (3.78m x 2.31m) Formally the garage. Double glazed window to the front. Radiator. Parquet flooring.

#### **CONSERVATORY**

13' 2" x 13' 7" (4.01m x 4.14m) Double glazed Georgian in style doors and windows to the garden. Tiled and laminated flooring. Radiator. Door through to:



### **UTILITY/STORE**

7' 7" x 5' 5" (2.31m x 1.65m) Tiled flooring. Wall mounted cupboard with work top under. Access to loft space.

### **KITCHEN**

18' x 9' 5" (5.49m x 2.87m) Good quality, high gloss kitchen supplied by John Lewis.

Base and wall mounted units with soft close drawers and cupboards. Acrylic stone worktops with matching splash backs. Inset sink of the same material with mixer taps. AEG hob with Bosch extractor. AEG oven and grill. Space for fridge freezer, dishwasher and washing machine. Tiled flooring. Inset lighting. Double glazed window to the rear garden and double glazed side door. Under stairs cupboard.

### **LANDING**

Access to insulated loft space. Airing cupboard

housing gas boiler. Doors off to:

### **BEDROOM 1**

10' 3" x 10' 1" (3.12m x 3.07m) Pair of fitted wardrobes. Radiator. Double glazed window to the front.

### **ENSUITE**

Re-fitted providing a large/double walk in shower. Wash hand basin inset into a vanity unit with storage cupboards and mirror fronted cupboard over. W.C. Tiled flooring. Radiator. Double glazed frosted window to the rear.

### **BEDROOM 2**

9' 6" x 10' 3" (2.9m x 3.12m) Radiator. 2 x double glazed windows to the rear.

### **BEDROOM 3**

9' 2" x 6' 6" (2.79m x 1.98m) Radiator. Double glazed window to the rear.

### **BATHROOM**

Panelled bath with hand held shower and taps. Pedestal wash hand basin. W.C. Half tiled to the walls. Tiled to the floor. Radiator.

### **REAR GARDEN**

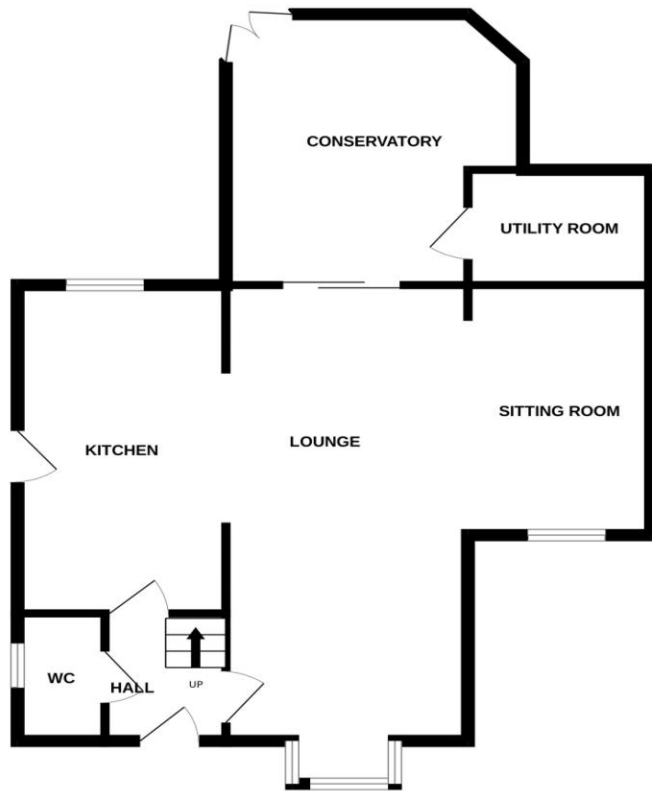
Walled corner plot with mature trees and shrubbery. Laid to lawn with patio area. Gate to the side.

### **PARKING**

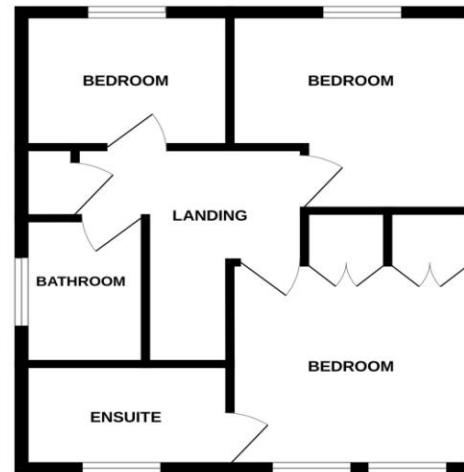
Off road parking to the side.



GROUND FLOOR



1ST FLOOR



**COUNCIL TAX BAND**

Tax band D

**TENURE**

Freehold

**LOCAL AUTHORITY**

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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