



Kennedy
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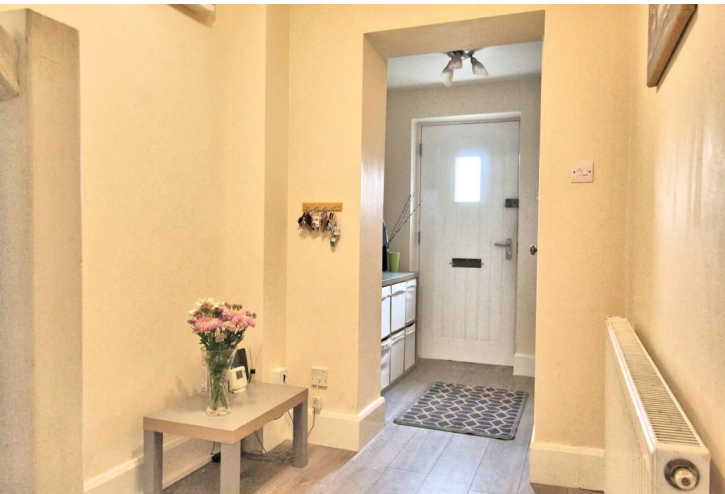
Paddocks Chase

Potton

SG19 2DF

Offers Over £400,000

- Greatly extended
- Good size rear garden
- Four bedrooms
- Two reception rooms
- Conservatory
- Nicely fitted kitchen
- Dining area
- Downstairs cloakroom



A greatly extended and greatly improved family home located in a no through road with easy access to Potton town. Even though this lovely home has been extended, the garden is of good size and a large terrace area.

This family home consists of four bedrooms, en-suite and bathroom to the first floor. Two reception rooms and conservatory, nicely fitted kitchen and dining area, downstairs cloakroom, off road parking and carport. All reception rooms and bedrooms are fully networked with Cat5e ethernet.

PARTICULARS

Timber door with glazed lead light panel. Outside light through to:

INNER HALL

Lighting. Storage area. Electric meter cupboard. Through to:

MAIN HALLWAY

Radiator. Lighting. Stairs rising to the first floor. Door to:

CLOAKROOM

Vanity unit housing the wash hand basin. Tiled splash guarding. Low level W.C. Double glazed window to the side. Radiator.

KITCHEN

14' 3" x 8' 7" (4.34m x 2.62m) Cream base and wall mounted units with beech work top surfaces and splash guarding. Large gas range cooker with extractor

over. Space and plumbing for washing machine. Space and plumbing for dishwasher. Space for fridge freezer. Double glazed window to the front. Enamelled sink and drainer with mixer tap. Tiled flooring. Through to:

DINING AREA

11' 7" x 15' 5" (3.53m x 4.7m) Under stair cupboard. Two radiators. Glazed door to:

SNUG/TV ROOM

12' 2" x 11' 3" (3.71m x 3.43m) Frosted window to the side. Laminate flooring. Radiator. Airing cupboard housing the hot water tank. Door to:

GARAGE SPACE

Half sized space. Power and lighting. Currently used as storage with freezer and Tumble dryer.

LOUNGE THROUGH TO CONSERVATORY

26' 9" x 9' 7" (8.15m x 2.92m) Total measurement. Wood burner with tiled hearth. Radiator. Recessed spot lighting. 3 Double glazed windows to the rear. Through to:

CONSERVATORY

Two double glazed windows to the rear. Double glazed patio doors to the garden. Polycarbonate roof. Radiator.

LANDING

Velux window. Storage cupboard.

BEDROOM 1

15' 2" x 10' 9" (4.62m x 3.28m) Double glazed window to the rear. Loft hatch. Recessed lighting. Radiator. Wall lights. Door to:

ENSUITE

Vanity unit housing two wash hand basins. Bath with rain shower and hand fossette over. Double glazed frosted window. Heated towel rail. Low level W.C. Tiled flooring.

BEDROOM 2

12' 3" x 8' 1" (3.73m x 2.46m) Double glazed window to the rear. Radiator. Storage cupboard.

BEDROOM 3

8' 2" x 10' 6" (2.49m x 3.2m) Double glazed window to the front. Radiator.

BEDROOM 4

6' x 7' (1.83m x 2.13m) Double glazed window to the rear. Radiator.

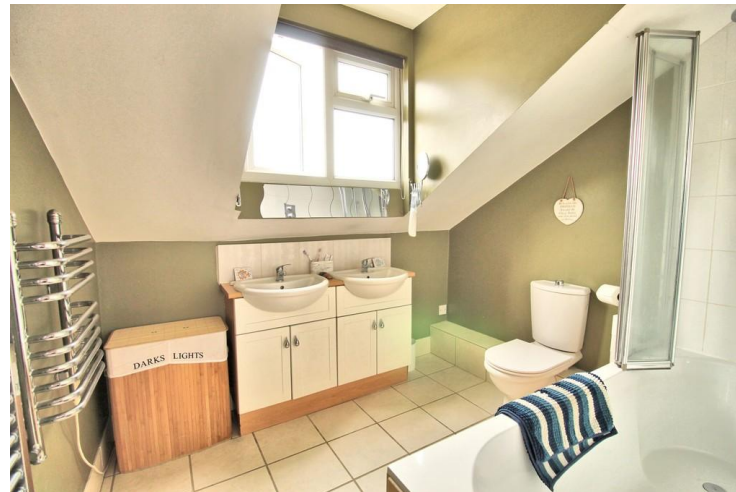
BATHROOM

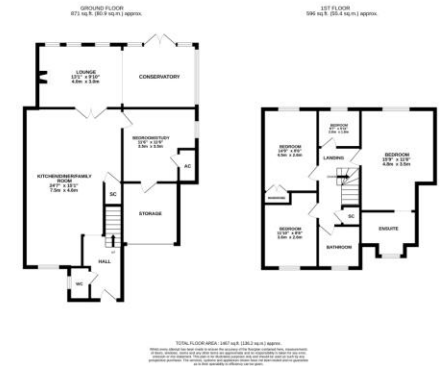
Fully tiled. Panelled bath with shower over. Vanity unit housing the wash hand basin. Low level W.C. Radiator. Double glazed window to the front.

EXTERNALLY

To the rear there is a large patio area leading onto lawn area of good size. Mature trees and shrubbery. Oil tank. To the rear of the garden there is a further patio with firepit/BBQ and a small raised fishpond.

To the front there is a car port and driveway with shrubs and trees.





Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		69 C
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		

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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.