



Kennedy
&co.

Everton Road

Potton

SG19 2PD

Asking Price Of £489,995

- 4 Bedrooms
- 1 bedroom downstairs
- 3 en-suites
- Large Lounge
- High quality kitchen
- Generous rear garden
- Parking for 3 plus vehicles
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This four bedroomed chalet house has been modernised and extended by the present owners and provides excellent and versatile accommodation throughout. You will find a ground floor bedroom with separate bathroom, three bedrooms upstairs, two with en-suite and the other with a W.C and wash hand basin. The kitchen is of high quality with space for dining table and sofa. The lounge and garden are of generous size and off road parking for three plus vehicles.

Potton is a quaint Georgian market town in Bedfordshire offering a mix of historical charm and modern amenities including a variety of shops cafes, public houses and restaurants. You will also find a pharmacy, dentist, doctors and schooling. Potton is situated close to the A1(M) and the M11 making

access into larger cities and towns easy. It is also 3 miles from Sandy and Biggleswade train stations giving easy access to the mainline rail network. There are also some lovely walks around Potton, you can explore the countryside with routes along footpaths. A popular choice is the John O'Gaunt Golf club.

PARTICULARS

Double glazed composite door to:

LARGE ENTRANCE HALLWAY

Double glazed window to the front. Large built in storage cupboards. Radiator. Through to:

INNER HALLWAY

Stairs rising to the first floor. Under stair cupboard. Radiator with cover.

LOUNGE

16' 9" x 11' 4" (5.11m x 3.45m) Double glazed patio doors to the garden. Wood burning stove. Radiator.

KITCHEN/DINER

19' x 16' 3" (5.79m x 4.95m) High quality kitchen comprising base and wall mounted units. Large centre island. Fitted fridge/wine cooler. Oven and hob. Space for dining table. Double glazed door to the garden. Radiator. Space for sofa.

UTILITY ROOM

8' 2" x 7' 9" (2.49m x 2.36m) High gloss base and wall mounted units with worktops. composite sink and mixer tap. Plumbing and space for washing machine and dishwasher, space for freezer.

GUEST BEDROOM

11' 9" x 11' 5" (3.58m x 3.48m) Double glazed window to the front. Radiator.

ENSUITE

Walk in shower. Low level w.c. Wash hand basin. Radiator. Double glazed obscure window to the front.

LANDING

Access to the loft space. Radiator.

BEDROOM TWO

10' 9" x 10' 3" (3.28m x 3.12m) Double glazed window to the front. Radiator.

ENSUITE

Walk in shower. Low level W.C. Wash hand basin. Radiator. Obscure double glazed window to the front.

BEDROOM THREE

15' 7" x 7' 9" (4.75m x 2.36m) Double glazed window to the front. Radiator.

ENSUITE

Three piece suite comprising: bath with shower over, low level W.C. wash hand basin, radiator, double glazed obscure window to the rear.

BEDROOM FOUR

12' 4" x 9' 6" (3.76m x 2.9m) Double glazed window to the rear. Radiator.

WC

Low level W.C. Wash hand basin. Radiator. Double glazed obscure window to the rear.

EXTERNALLY

Rear garden: - A very generous in size, mature garden. Large stone patio area. Mature trees, shrubbery and lawn. Outside kitchen/bar with power and lighting.

Front: - Walled to the front with hedging and off road parking for three plus vehicles.





COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

EPC: TBC

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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 are 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.