



Kennedy
&co.

Biggleswade Road

Potton

SG19 2LX

**Guide price: £600,000-
£625,000**

Four Double Bedrooms

Three Reception Rooms

Double Garage & Ample Off
Road Parking

Fully Fitted Kitchen

Immaculate Condition

Juliet Balcony & Ensuite To
Master Bedroom

Gym

Re-landscaped Garden



Do not miss out on this immaculately presented 4 double bedroomed detached home. This double fronted home has been tastefully upgraded including the high spec kitchen, 4-piece bathroom with over deep bath and a beautifully re-landscaped garden. The property is also equipped with an energy efficient air conditioning system and a gym.

When entering you're greeted by an impressive entrance allowing access to all principal rooms. The accommodation spans across 1900 sq ft. Downstairs you will find 3 reception rooms including the gym, a 23 ft sitting room with French doors to the rear, a 17ft kitchen/ breakfast room with a large separate utility and another set of French doors to the rear, downstairs cloakroom and a storage cupboard. Upstairs boasts a stunning gallery landing with oak doors to all bedrooms and family bathroom. The master bedroom is 18ft providing an En suite and Juliet balcony looking over the re-landscaped garden. Bedroom two is 16ft with fitted wardrobes and the remaining bedrooms are generously sized.

Outside discover a professionally landscaped garden complete with a tranquil water feature, outdoor power outlets, a double garage with an electric door, power and lighting as well as a wall mounted electric car charger.

Potton is a quaint Georgian market town 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 allowing east access into larger cities and towns. It is also 3 miles from Sandy and Biggleswade train stations giving access to the mainline rail network. There are also 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 door with glass panels to both sides.

ENTRANCE HALL

Impressive reception hall, stairs rising to the first floor, radiator, under stairs cupboard, door to:

CLOAKROOM

Pedestal wash hand basin, radiator, low level W.C, extractor.

LOUNGE

23' 6" x 12' (7.16m x 3.66m) Air conditioning unit, recessed living flame fire, two radiators, two double glazed windows to the front, double glazed patio doors to the rear, door to the gymnasium located at the rear of the garage.

GYMNASIUM

18' 2" x 7' 1" (5.54m x 2.16m) Two double glazed pillar box windows to the front, radiator, door to the double garage.

DINING ROOM

11' 9" x 10' 4" (3.58m x 3.15m) Two double glazed windows to the front, radiator.

STUDY

12' 1" x 6' 8" (3.68m x 2.03m) Double glazed window to the side, radiator.

KITCHEN/BREAKFAST ROOM

17' 7" x 12' 6" (5.36m x 3.81m) Excellent, high quality comprehensive range of base and wall mounted units with centre island, double glazed window to the rear, fully fitted appliances, spot lighting on plinths, recessed lighting.

Breakfast area:-

Double glazed doors to the rear garden, radiator.

UTILITY ROOM

9' 2" x 5' 9" (2.79m x 1.75m) Base and wall mounted units, plumbing for washer and dryer, sink with mixer taps,

radiator, double glazed door to the side, recessed lighting, double glazed window to the rear.

GALLERIED LANDING

Large double glazed window to the front, storage cupboard, airing cupboard housing the hot water tank, radiator.

MASTER BEDROOM

13' 9" x 12' 3" (4.19m x 3.73m) Built in wardrobes, air conditioning unit, double glazed doors with Juliet balcony, radiator.

ENSUITE

Large tiled walk in shower cubical with overhead and hand shower, wash hand basin, low level W.C, extractor, heated towel rail.

FAMILY BATHROOM

4 piece suite comprising of a bath, twin vanity units housing the wash hand basins, shower cubical, low level

W.C, heated towel rail, double glazed obscure window to the rear.

BEDROOM TWO

15' 8" x 9' 5" (4.78m x 2.87m) Air conditioning unit, window the the rear, built in wardrobes.

BEDROOM THREE

12' 2" x 9' 7" (3.71m x 2.92m) two windows to the front, radiator.

BEDROOM FOUR

10' 2" x 8' 4" (3.1m x 2.54m) Two windows to the front, radiator.

EXTERNALLY

Professionally landscaped rear garden, large patio area, step down to the seating area, laid with astro turf, outdoor power outlets, water feature, double garage has power and lighting with electric doors, double width driveway, wall mounted electric car charger.





COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

EPC

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	86 B	
69-80	C		
55-68	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.