



Kennedy
&co.

The Ridgeway

Potton

SG19 2PS

Asking Price Of £450,000

- Four bedrooms
- En-suite to the master
- Three reception rooms
- Downstairs cloakroom
- Re-fitted kitchen
- Re-fitted bathroom
- Garden not overlooked
- Garage



A good sized four bedroomed family home located just a short walk from the market square.

This family home has been extended to the side and rear behind the garage providing extra living accommodation. There are three reception rooms, a re-fitted kitchen with Aga, en-suite facilities to the master bedroom and a large re-fitted bathroom. Externally the property boasts a pleasant rear garden overlooking open fields (soon to become allotments) parking and a garage.

PARTICULARS

Double glazed door with glazed panels to:

HALLWAY

Double glazed window to the side. Radiator. Downlighting. Stairs rising to the first floor. Oak flooring. Door to:

CLOAKROOM

Low level W.C. Vanity unit housing the wash hand basin. Tiled flooring. Half tiled to the walls. Heated towel rail. Recessed lighting. Extractor.

LOUNGE

13' 4" x 21' 3 (max)" (4.06m x 6.48m) Wood burning stove with granite surround and timber mantle. Double glazed patio door to the rear garden. Large double glazed window. Radiator. Coving.

DINING ROOM

14' 7" x 9' 8" (4.44m x 2.95m) Original parquet flooring. Under stairs storage cupboard. Double glazed window to the front. Wall lighting. Radiator. Coving to the ceiling.

KITCHEN

11' 4" x 10' 6" (3.45m x 3.2m) Base and wall mounted units in satin grey with granite effect work top surfaces. Stainless steel sink with mixer tap. Pantry cupboard. Plumbing for washing machine and dishwasher. Space for fridge/freezer. Gas fired AGA. Wine cooler. Double glazed window to the front. Recessed lighting.

INNER HALLWAY

Double glazed door and window to the rear. Oak flooring. Meter cupboard.

STUDY

10' 7" x 7' 9" (3.23m x 2.36m) Double glazed window to the rear. Radiator. Hardwood flooring. Door through to the garage/utility room.

BEDROOM ONE

13' 5" x 11' 5" (4.09m x 3.48m) Double glazed window to the rear. Radiator. Fitted wardrobes. Dresser with under and over head cupboard.

ENSUITE

Large tiled shower. Pedestal wash hand basin. Heated towel rail. Double glazed frosted window to the side. Extractor.

BEDROOM TWO

9' 4" x 8' 3" (2.84m x 2.51m) Double glazed window to the front. Radiator. Fitted wardrobes.

BEDROOM THREE

9' 4" x 8' 3" (2.84m x 2.51m) Double glazed window to the front. Radiator.

BEDROOM FOUR

9' 10" x 9' 4" (3m x 2.84m) Double glazed window to the rear. Radiator.

BATHROOM

Bath with shower over. Vanity unit housing the wash hand basin. low level W.C. Tiled on three sides. Heated towel rail. Shaver point. Tiled flooring

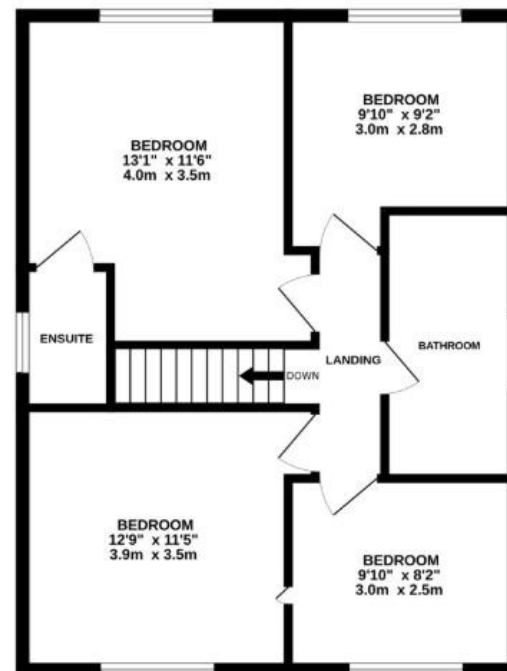
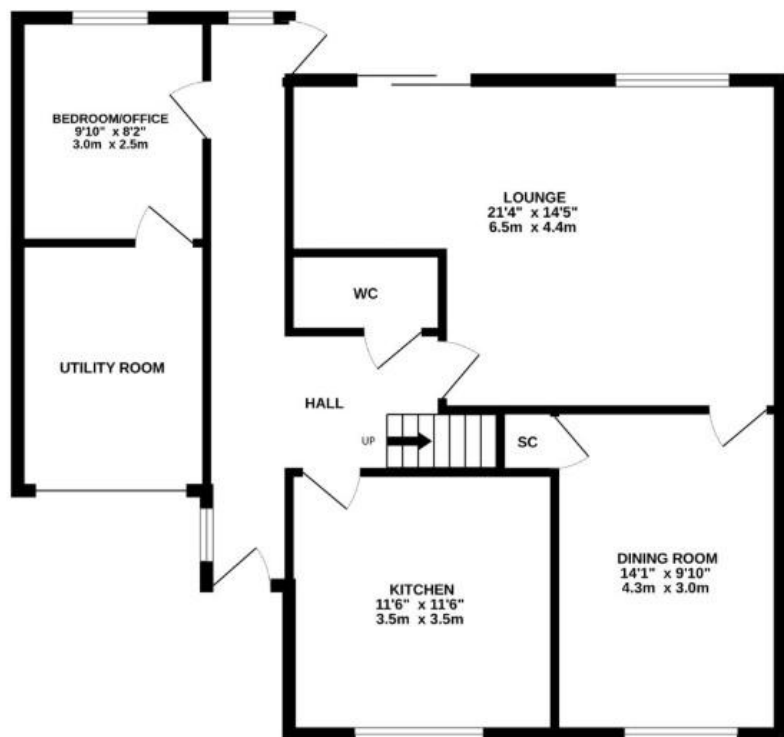
EXTERNALLY

Rear garden: Mainly laid to lawn with patio area. Shrubbery. Small shed. Fenced on all sides. To the front: Low maintenance front. Ample parking leading to:

GARAGE/UTILITY

Roller shutter door into. Base and wall mounted units with power and lighting and still retaining space for a car. Personal door into the study.





COUNCIL TAX BAND

Tax band E

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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