



Kennedy
&co.

Church Causeway

Potton

SG19 2RL

£650,000

Detached Bungalow

Four Double Bedrooms

Large West Facing Garden

Chain Free

Detached Double Garage &
Separate Workshop

Kitchen & Separate Utility
Room

Three Reception Rooms

Two Bathrooms & Separate
Cloakroom



We are delighted to present this chain free, unique four bedroom detached bungalow, ideally located just a short stroll from the town centre. Nestled down a quiet lane with views of the church, the property features a generously sized mature garden, ample parking for four vehicles, various outdoor storage including sheds and a summer house. A brick-built workshop and a detached double garage equipped with power, lighting, and additional storage space in the loft.

The bungalow has been thoughtfully maintained by the current owners and offers spacious accommodation, including a large lounge with an adjoining day room, a modern refitted kitchen, a dining room, and a utility area. There are four well proportioned bedrooms, including a master with a large en-suite bathroom, plus a separate shower room and an additional cloakroom.

Perfectly positioned, it's within walking distance to Potton's town centre to the scenic RSPB reserves. Potton itself is a historical market town offering a range of amenities: schools, healthcare, local shops, eateries, and more. Locally, Sandy and Biggleswade offer direct trains to London. Combining generous living areas and outdoor space, this home is a rare find.

PORCH

Two sets of UPVC double glazed double doors to:

ENTRANCE HALL

Tiled flooring, covered radiators, recessed spotlighting, and a door leading to:

CLOAKROOM

Low flush WC and wash hand basin, with a tiled floor complementing the hallway. Half tiled walls and a double-glazed side window to the side.

KITCHEN

16' 8" x 13' 7" (5.08m x 4.14m) Spacious refitted kitchen, space for breakfast table, range of base and wall mounted units, marble worktop surfaces, stainless steel sink, built in appliances such as fridge & freezer, Gaggenau oven, with De-Dietrich induction hobs, Gaggenau Extractor fan, multifunction oven/ microwave, large pitcher windows to the front and rear, recessed down lighting, radiator tiled flooring.

DINING ROOM/ STUDY

9' 6" x 9' 4" (2.9m x 2.84m) Solid oak flooring, double glazed front facing window, recessed spotlighting, and a covered radiator.

REAR CORRIDOR

Accessible from the kitchen with a door to the garden and door to:

UTILITY ROOM

9' 7" x 6' 4" (2.92m x 1.93m) Fitted base units with a butler sink, wall-mounted Vaillant boiler, and Megaflo hot water cylinder. Plumbing in place for a washing machine and tumble dryer. A large double glazed window overlooks the garden, and there is access to a loft via a hatch.

BACK THROUGH THE RECEPTION HALL

A long hallway providing access to all other rooms.

LOUNGE

19' 3" x 16' 0" (5.87m x 4.88m) Generously sized room featuring solid oak flooring, a double glazed window to the front, three radiators, recessed spotlighting, ceiling coving, and a door leading to:

DAY ROOM

12' 3" x 10' 3" (3.73m x 3.12m) A full length sliding patio door opens onto the west facing rear garden. The space features tiled flooring and two skylights.

SHOWER ROOM

Positioned adjacent to the bedrooms, this spacious shower room features a large walk-in shower, vanity unit, W.C., heated towel rail, and a double glazed window to the rear.

MASTER BEDROOM

13' 3" x 12' 3" (4.04m x 3.73m) A delightful room, featuring a large window with garden views, radiator covers, and recessed downlights.

LARGE ENSUITE

Bath and overhead shower, WC, sink, heated towel rail, and a double glazed window to the side.

BEDROOM TWO

14' 3" x 11' 6" (4.34m x 3.51m) Double glazed window to the side, radiator.

BEDROOM THREE

9' 9" x 8' 1" (2.97m x 2.46m) Double glazed window to the side, solid oak flooring, radiators.

BEDROOM FOUR

9' 5" x 6' 9" (2.87m x 2.06m) Double glazed window to the side, radiator.

EXTERNALLY

Generous wrap around plot, with the largest section positioned to the west and offering excellent privacy. The grounds feature mature trees and shrubbery, and various outdoor storage including sheds and a summer house. A substantial brick built workshop is also included. The property benefits from ample off-road parking and a detached double garage equipped with power, lighting, and additional storage space in the loft.



GROUND FLOOR 1642 sq.ft. (152.6 sq.m.) approx.



COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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