



Kennedy
&co.

Jennings Close

Potton

SG19 2SE

Asking Price Of £465,000

Detached timber framed
home

Four bedrooms

Cul de sac location

Open plan refitted kitchen/
dayroom

Downstairs shower room/
cloakroom, ensuite and
family bathroom

High quality fixtures and
fittings

Tastefully upgraded

Off road parking



This beautifully presented home showcases the appealing Potton timber framed design renowned for its craftsmanship, and character. Upon entry you're greeted by a hallway featuring a built in storage/utility space housing plumbing, and space for appliances. The ground floor includes a double walk in shower room/ cloakroom and a refitted kitchen boasting high gloss units and integrated appliances, the adjoining day room provides bi-fold doors for seamless indoor outdoor living. The lounge also features French doors to the rear. Upstairs, you'll find four well appointed bedrooms (one with ensuite) and a family bathroom.

Outside, the front drive provides off road parking for multiple vehicles. The re landscaped, fully enclosed, south facing garden is a wonderful sun trap and the outdoor kitchen makes this property an entertainer's haven.

Recent improvements include: New boiler, complete rewire and replumbing, refitted kitchen, new oak doors to internal rooms, re landscaped garden, there is also planning permission in place for a loft conversion and a front extension.

PARTICULARS:

Composite door with double glazed leaded light glass panels to:

HALLWAY

Double glazed window to the front, recessed ceiling lighting, radiator, stone effect flooring, stairs rising to the first floor, under stairs cupboard. A built in storage cupboard with double oak doors which also serves as a utility area, featuring plumbing for a washing machine, space for a tumble dryer and fridge, also housing the consumer board.

CLOAKROOM/ SHOWER ROOM

Fully tiled double walk in shower featuring a rainfall showerhead and separate handheld attachment. Vanity unit with tiled splashback, close coupled W/C, heated towel rail, extractor fan, obscured double glazed window to the side and stone effect flooring.

REFFITTED KITCHEN/ DAY ROOM

24' x 11' 3" (7.32m x 3.43m) A range of high gloss white base and wall mounted units with oak worktops, sink with mixer taps and drainer, tiling to splashback areas. Integrated appliances include a fridge/freezer, dishwasher, Samsung wine cooler and wine rack, Bosch combination oven and grill, and Zanussi induction hob. A wide worktop also serves as a breakfast bar. Additional features include a smart thermostat, recessed ceiling lighting, stone effect flooring and a double glazed window to the front. The adjoining day room boasts double glazed bi-fold doors opening out to the rear garden.

LOUNGE

12' 5" x 11' 5" (3.78m x 3.48m) Electric biofuel fireplace with oak timber mantel, recessed downlights. Double glazed French doors with side panels open out to the rear garden, and carpet flooring.

LANDING

Stairs rising to the first floor, with oak railing, double glazed window to the front, half panelling, loft hatch and carpet flooring.

BEDROOM ONE

12' 6" x 11' 7" (3.81m x 3.53m) Half panelled wall, mirror fronted built in wardrobes, step up to additional built in wardrobes, two double glazed window to the front, radiator and carpet flooring.

ENSUITE

Entered by a slider door, fully tiled walk in corner shower featuring a rainfall showerhead and separate

handheld attachment, heated towel rail, vanity unit with tiled splashback, W/C, shaving point, extractor fan and tiled flooring.

FAMILY BATHROOM

Fully tiled bath with a shower screen, a rainfall showerhead and separate handheld attachment, W/C, vanity unit with tiled splashback, heated towel rail, obscured double glazed window to the rear and tiling flooring.

BEDROOM TWO

9' 8" x 7' 8" (2.95m x 2.34m) Mirror fronted built in wardrobes, radiator with cover, half panelled wall, double glazed window to the front and carpet flooring

BEDROOM THREE

8' 4" x 7' 9" (2.54m x 2.36m) Built in display shelves incorporating a wall bed, double glazed rear window, and radiator with cover and carpet flooring.

BEDROOM FOUR

8' 4" x 7' 1" (2.54m x 2.16m) Double glazed window to the rear, radiator and carpet flooring.

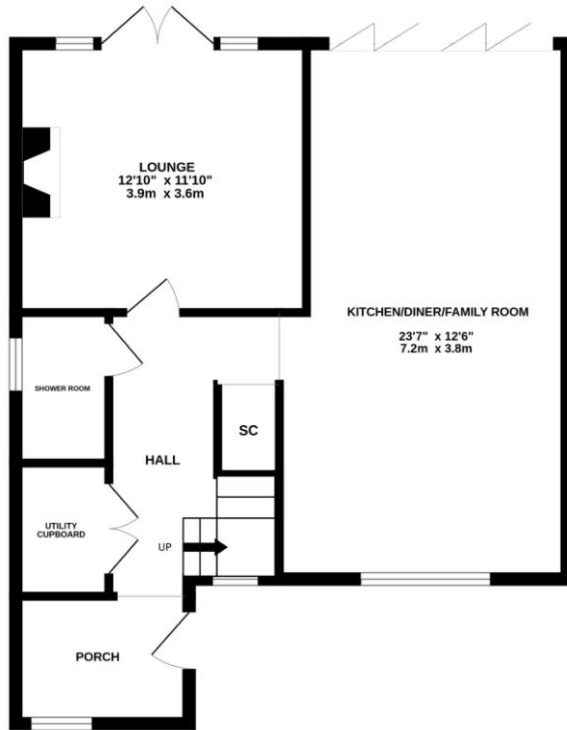
EXTERNALLY

Front: A tarmac and shale driveway at the front provides off road parking for multiple vehicles, with gated access to the rear garden and a timber storage unit.

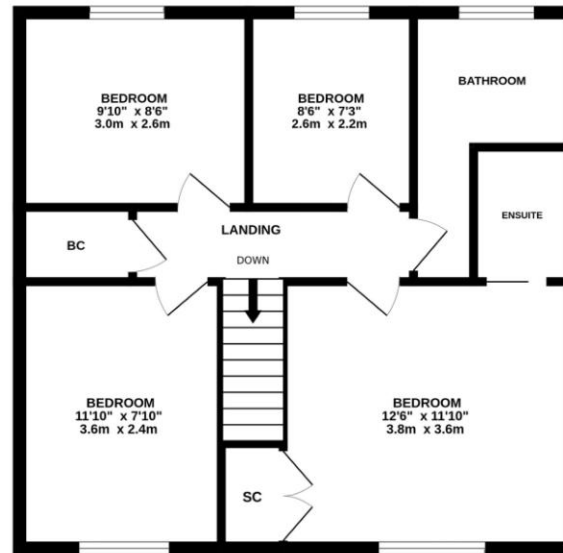
Rear: The fully enclosed, sun soaked, south facing garden is an entertainer's paradise. Thanks to a bungalow at the rear, there is more privacy to the space. This delightful garden comes with low maintenance artificial grass, a patio area and a stylish outdoor kitchen. Evening light from outdoor lighting, a convenient power outlet, and a tap. There's also a storage shed, a flower bed and gated side access. The garden is also entered by the bi-fold doors in the kitchen, allowing a seamless flow between indoor and outdoor, improving your entertaining space.



GROUND FLOOR
614 sq.ft. (57.1 sq.m.) approx.



1ST FLOOR
572 sq.ft. (53.2 sq.m.) approx.



TOTAL FLOOR AREA : 1186 sq.ft. (110.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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COUNCIL TAX BAND

Tax band: TBC

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C	71 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