



Kennedy
&co.

West End Lane

Potton

SG19 2RD

Asking Price Of £525,000

Beautifully presented four bedroom detached family home

Offered chain free

Spacious lounge with wood burner

Stunning open-plan kitchen/dining room with island

Separate utility room and study/home office

Master bedroom with en-suite

Detached double garage and ample parking

Enclosed rear garden with patio and lawned areas



Kennedy & Co are delighted to bring to market this beautifully presented four bedroom detached family home, offered chain free and situated on a quiet no through road in the sought after village of Potton. Ideally positioned within walking distance of local schools and amenities.

The property features a bright and welcoming entrance hall, a generous dual aspect lounge featuring a lovely wood burner and patio doors opening onto the garden, a refitted cloakroom, and an impressive open plan kitchen/dining room complete with sleek high gloss units, an island, and French doors opening outside. A separate utility room and versatile study/home office adds further the practicality to this superb home.

Upstairs offers four well proportioned bedrooms, including a master bedroom with en suite, along with a modern family bathroom.

Externally, the property offers a block-paved driveway with ample off-road parking, leading to a detached double garage with electric door. The enclosed rear garden is arranged across two sections, featuring a patio area and a lawn area, ideal for entertaining and family life.

Composite entrance door with glazed panel opening into:

ENTRANCE HALL

Pair of double glazed windows to the front, electric wall mounted heater, recessed ceiling lighting, gas meter, oak effect door to:

HALLWAY

Oak flooring, opening into the Kitchen/Dining Room, door to:

LOUNGE

20' 8" x 11' 10" (6.3m x 3.61m) Dual aspect room featuring a Upvc double glazed window to the front aspect and double glazed sliding patio doors to the rear garden, a wood burner, radiator, coving to ceiling.

CLOAKROOM

Re-fitted two piece suite featuring a low level WC and pedestal wash hand basin, tiled flooring and tiling to splashback areas.

KITCHEN/BREAKFAST ROOM

30' 2" x 16' 5" (9.19m x 5m) Fitted with a range of high gloss base and eye level units, ample work surface space, tiled splashbacks. A large centre island with oak worktop with an inset range cooker, a single bowl sink unit and integrated fridge/freezer, twin radiators, a Upvc double glazed window to the rear, a spacious dining area with ample room for a table and chairs.

French doors open onto the rear garden, stairs rise to the first floor, oak flooring, recessed ceiling lighting, door to:

STUDY

13' 9" x 7' 3" (4.19m x 2.21m) Oak flooring, Upvc double glazed window to the side, radiator.

UTILITY ROOM

8' 2" x 7' 3" (2.49m x 2.21m) Fitted range of high gloss base & eye level units, oak work tops, tiled flooring, plumbing for washing machine & dishwasher, composite door with glazed panel to the rear garden, concealed gas fired boiler installed in 2022.

LANDING

Airing cupboard, loft access, Upvc double glazed window to the front, doors to all rooms.

BEDROOM ONE

13' 1" x 11' 2" (3.99m x 3.4m) Radiator, dado railing, Upvc double glazed window to the front, step up to:

ENSUITE

Fitted three piece suite, low level WC, fully tiled enclosed shower cubical, vanity wash hand basin, heated towel rail Upvc double glazed window to the rear.

BEDROOM TWO

13' 1" x 11' 10" (3.99m x 3.61m) Upvc double glazed window to the side, radiator, laminate flooring.

BEDROOM THREE

9' 10" x 9' 10" (3m x 3m) Upvc double glazed window to the rear, radiator, laminate flooring.

FAMILY BATHROOM

Fitted three piece suite, low level WC, pedestal wash hand basin, bath with hand held shower attachment, fully tiled walls, Upvc double glazed window to the rear.

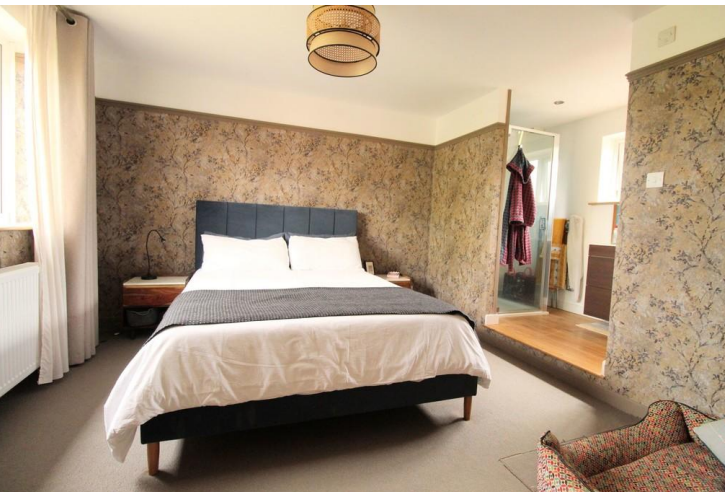
BEDROOM FOUR

11' 10" x 7' 7" (3.61m x 2.31m) Upvc double glazed window to the front, radiator, laminate flooring.

EXTERNALLY

A generous block paved frontage provides ample off road parking and access to the detached double garage with electric door. Pathways to either side of the property lead through to the rear garden and main entrance.

The rear garden has been divided into two areas, featuring a paved seating space with access to the lounge, with an outside tap and personal access into the garage, leading through to a separate enclosed lawned garden.



AGENTS NOTES:

Keys are held at the Potton office. All viewings and access arrangements are to be made via the Potton office.

IMPROVEMENTS THE SELLERS HAVE MADE SINCE OCCUPYING IN MAY 2022:

- Combi boiler installed by British Gas - June 2022
- Log burner installed - November 2023
- Fascia boards and gutters replaced
- New windows and window boards - carbon fibre frame, ground floor smash resistant, Yale rapid locks, opening mechanism allowing external cleaning
- 2x new door
- New consumer unit - March 2023
- Garage rewire Car charge ready
- Power shower power cord install
- Hardwired ring cameras
- All new radiators (minus ensuite and family bathroom)

COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	73 C	78 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

OFFICE

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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