



**Kennedy**  
&co.

Wingfield Drive

Potton

SG19 2GQ

Asking Price Of £550,000

Four double bedrooms

En-suite to the master

Three reception rooms

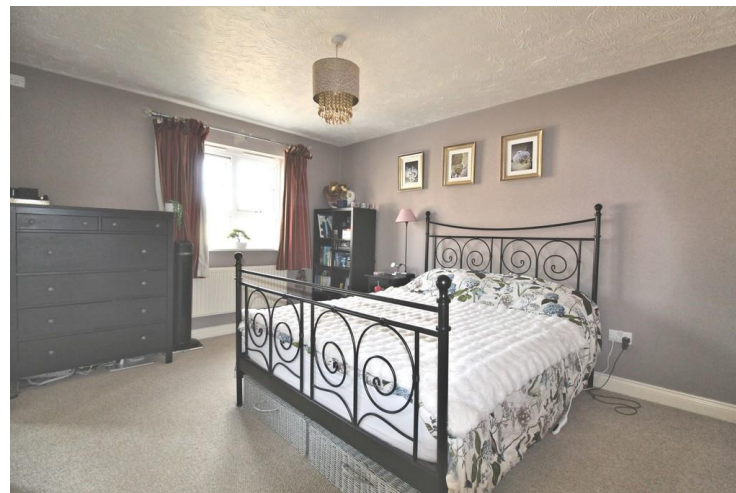
Fitted kitchen/breakfast  
room

Separate Utility Room

Double garage

Off road parking

Private rear garden



Wingfield Drive is a popular development built approx 25 years ago and not many of these houses come up for sale.

This home is located on a corner plot with a private and enclosed rear garden. Briefly: the property has four double bedrooms with en-suite to the master, three reception rooms, kitchen/breakfast room, separate utility and detached double garage.

## **PARTICULARS**

### **ENTRANCE PORCH**

Door with glazed panels through to:

### **HALL**

Radiator, stairs rising to the first floor, doors to the kitchen, lounge, study and

### **CLOAKROOM**

Pedestal wash hand basin, W.C. Obscure double glazed window to the side, radiator.

### **LOUNGE**

15' 1" x 12' 3" (4.6m x 3.73m) Two double glazed windows to the front, two radiators, coving, open fireplace with stone surround, double doors through to:

### **DINING ROOM**

10' 7" x 9' 7" (3.23m x 2.92m) Double glazed patio doors onto the rear garden, radiator.

### **KITCHEN/BREAKFAST ROOM**

11' 6" x 10' max 10" (3.51m x 3.3m) Double glazed window to the rear, range of base and wall mounted units, work top surfaces with splash guard surround, stainless steel sink and drainer, built in electric oven with gas hob, space for fridge/freezer, plumbing and space for dishwasher, radiator, door through to:

### **UTILITY ROOM**

Double glazed window to the side, half glazed door to the rear garden, work top surfaces with stainless steel sink and drainer, plumbing and space for washing machine, space for tumble dryer, built in understairs storage cupboard, wall mounted gas fired boiler.

### **STUDY**

9' 8" x 7' 3" (2.95m x 2.21m) Double glazed window to the front, radiator.

### LANDING

Dog legged landing with double glazed window to the side, built in airing cupboard housing the hot water cylinder tank, access to the loft space.

### BEDROOM ONE

13' 9" x 10' 8" (4.19m x 3.25m) Double glazed window to the front, Built in wardrobe, radiator.

### ENSUITE

Three piece suite comprising: shower cubicle with wall mounted shower over, pedestal wash hand basin, W.C. obscure double glazed window to the front, radiator.

### BEDROOM TWO

11' 3" x 10' 8" (3.43m x 3.25m) Double glazed window to the rear, radiator.

### BEDROOM THREE

10' 10" x 10' (3.3m x 3.05m) Double glazed window to the rear, radiator.

### BEDROOM FOUR

10' x 8' 4" (3.05m x 2.54m) Double glazed window to the rear, radiator.

### BATHROOM

Obscure double glazed window to the rear, four piece suite comprising: Bath with shower attachment, Shower cubicle with wall mounted shower, pedestal wash hand basin, W.C. Tiled to splash areas.

### EXTERNALLY

Rear garden: Mainly laid to lawn with patio area, shrubbery to the borders, gated access to the front.

Front garden: Laid to lawn with pathway leading to the front door, off road parking for two vehicles.

Garage:

Double in size with twin up and over doors, power and lighting, storage within the eaves.





#### **COUNCIL TAX BAND**

Tax band F

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY**

Central Bedfordshire Council

EPC: TBC

#### **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.