



Kennedy
&co.

Byards Green

Potton

SG19 2SB

Asking Price Of £440,000

Four bedrooms

Detached

Ensuite and bedroom to the
ground floor

Three bedrooms upstairs

Family bathroom

Open plan downstairs
accommodation

Kitchen, dining, lounge and
day rooms

Quality fitments throughout



A nicely presented four bedroom detached home extended to the rear providing larger than average family home. The property is open plan downstairs to the kitchen and dining area with a lounge and day room beyond. The current owner has made many changes to this lovely home to include: a new kitchen with quality integral appliances, utility room, Valliant boiler, bedroom and ensuite to the ground floor and replaced the family bathroom. A viewing is highly recommended through the clients sole agent Kennedy & Co.

PARTICULARS

Composite door leading to the:

HALLWAY

Stairs rising to the first floor with under stairs cupboard and tailor made drawer unit, radiator.

UTILITY

Space for washing machine and tumble dryer, obscure double glazed window to the front, wash hand basin with cupboards under, electric heater, extractor.

KITCHEN/DINER

22' 12" x 9' (7.01m x 2.74m) A range of base and drawer units with ample work top surfaces with sink and swan neck tap. Wall mounted units some with glazed fronts and lighting. Integrated fridge, freezer and dishwasher, Bosch gas hob with extractor over, grill, oven and microwave, double glazed window to the front, display lighting.

Dining area - Tall radiator, double glazed window to the rear.

LOUNGE AREA

14' 6" x 11' 2" (4.42m x 3.4m) Flame effect fire, wall lighting, radiator, display shelving.

DAYROOM AREA

12' 6" x 7' 1" (3.81m x 2.16m) Radiator, double glazed door and window to the garden, Velox window.

BEDROOM ONE GROUND FLOOR

15' 2" x 8' (4.62m x 2.44m) Double glazed window to the side, wall lighting, built in cupboard, radiator.

ENSUITE TO BEDROOM ONE

Three piece suite comprising: Shower with power shower over, vanity unit housing the wash hand basin, heated towel rail, Obscure double glazed window to the front, extractor.

LANDING

Access to the loft space

BEDROOM TWO

10' 8" x 10' 9" (3.25m x 3.28m) Double glazed window to the front, radiator, built in cupboard, wall lighting.

BEDROOM THREE

14' 5" x 8' 3" (4.39m x 2.51m) Double glazed window to the front, radiator, fitted wardrobes.

BEDROOM FOUR

13' x 6' 5" (3.96m x 1.96m) Double glazed window to the rear, radiator, built in cupboard and shelving.

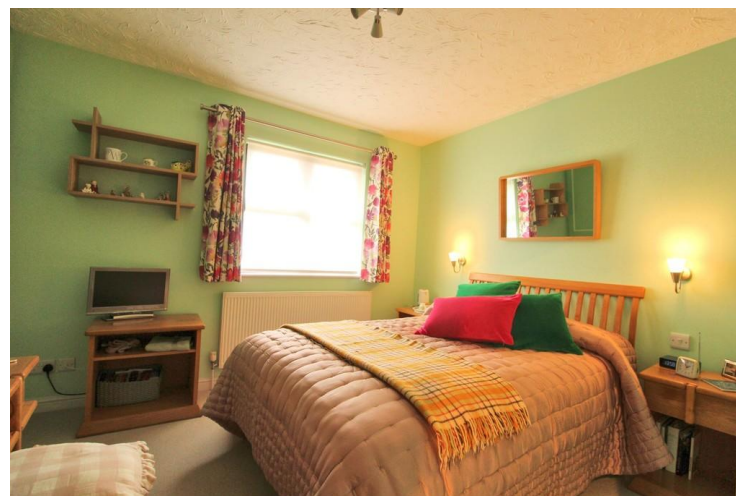
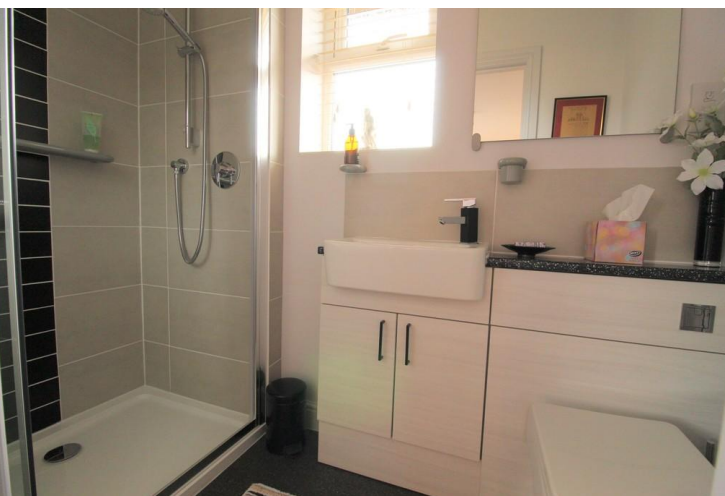
FAMILY BATHROOM

Obscure double glazed window to the rear, shower cubicle with power shower, panelled bath, vanity unit housing the wash hand basin, fitted cupboards and shelving, wall lighting, extractor, airing cupboard housing the gas fired Valliant boiler.

EXTERNALLY

Rear garden laid to lawn with shrubbery, fenced and retaining wall, gated access to the side.

Front - low maintenance garden with off road parking.





COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 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.