



Burmo Way, Potton, SG19 2FE
£550,000

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LATCHAM
DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this beautifully presented 4 bedroom detached home.

Built in 2019 by Cala Homes this 'Parthorpe' design is a show home conditioned 4 bedroom detached family home, located in the Clover Gate development on the Western edge of Potton.

The property offers spacious living across three floors. The ground floor impresses with a large entrance hall providing ample storage, a fully fitted 23' kitchen/ dining room which is the real hub of the home and a great entertaining area. There is a separate utility room for convenience, and a downstairs cloakroom. On the first floor, you'll find three good-sized bedrooms, a comfortable sitting room with a sun terrace that offers a unique view overlooking a paddock and a large modern family bathroom completes the first floor accommodation.

The second floor accommodation comprises of the master bedroom, complete with its own en-suite for added luxury, a walk in dressing room, and a separate study, ideal for remote work or as a private retreat.

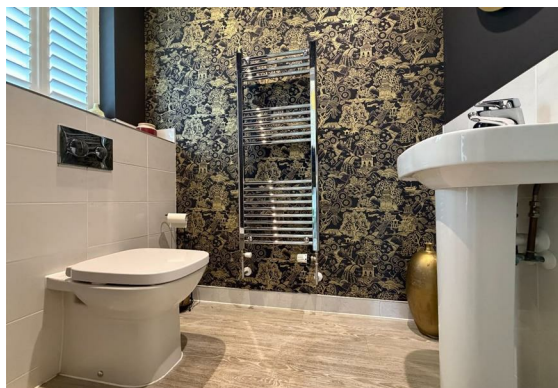
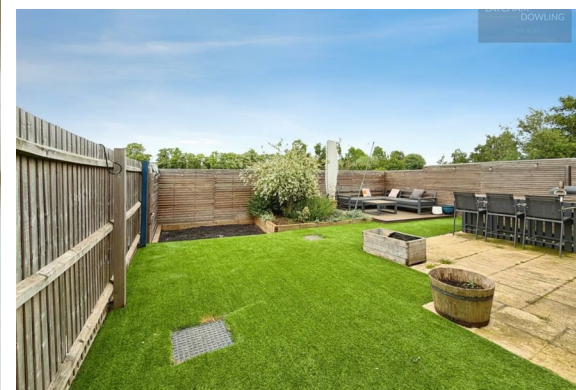
The exterior features a private and well manicured rear garden, a block-paved driveway providing off-road parking spaces for 2/3cars, and the convenience of an "oversize" integral garage with wall mounted EV charger and giving direct access to the entrance hall, making this property a perfect family home with modern amenities and thoughtful design.

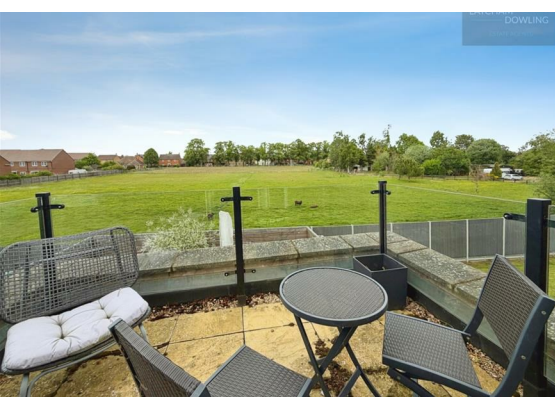
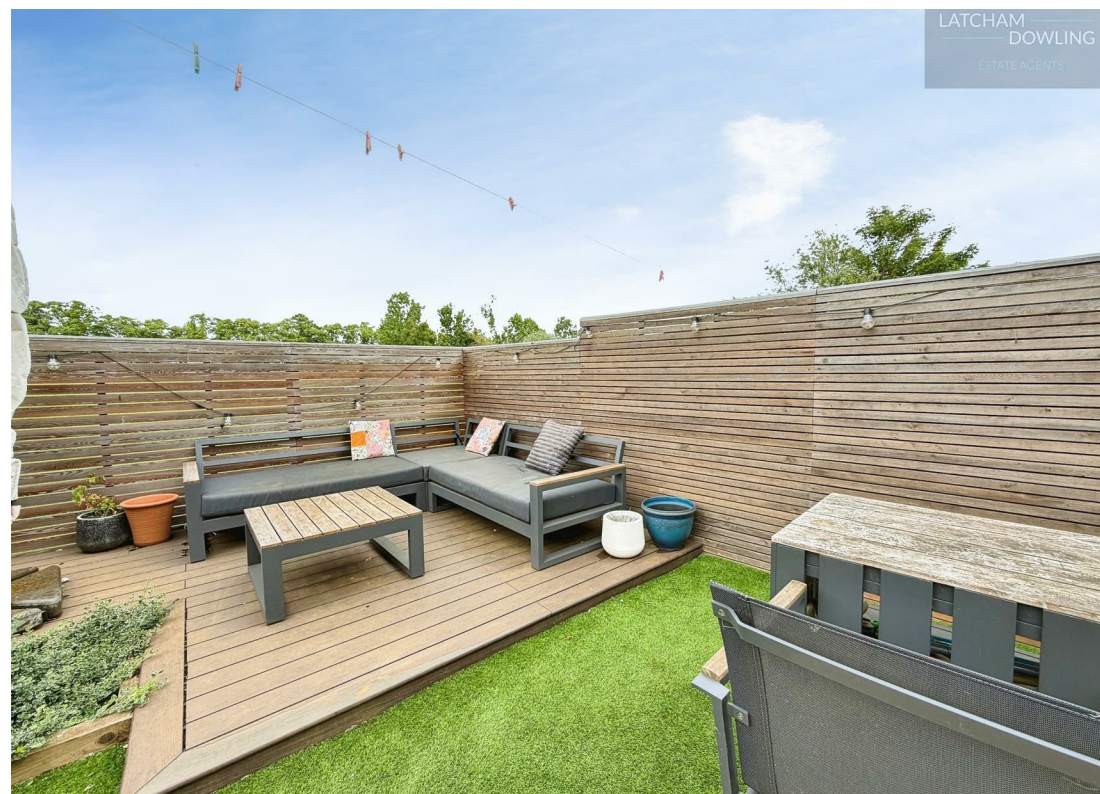
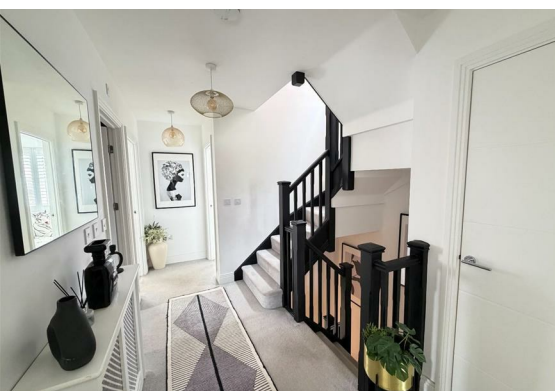
Potton is a delightful market town that offers many amenities, a few of which are - doctors surgery, school, several nurseries two convenience food stores, newsagents, butchers, hardware store, craft and gift shop as well as a host of eateries, takeaways and public houses. It is situated just 3 miles from Sandy and 4 miles from Biggleswade both of which have mainline train stations giving access to London St Pancras. Cambridge is approximately a 30 minute drive away.

Viewing is highly recommended to fully appreciate what this home has to offer.

Entrance

Entrance Hall





W.C

Kitchen/Dining Room
23'2 x 21'1 (7.06m x 6.43m)

Utility Room

First Floor

Landing

Sitting Room
14'9 x 13'5 (4.50m x 4.09m)

Bedroom Two
10'6 x 9'5 (3.20m x 2.87m)

Bedroom Three
11'8 x 7'2 (3.56m x 2.18m)

Bedroom Four
9'0 x 7'11 (2.74m x 2.41m)

Family Bathroom

Second floor

Landing

Study
9'0 x 7'11 (2.74m x 2.41m)

Bedroom One
15'9 x 11'3 (4.80m x 3.43m)

Dressing Room

En Suite

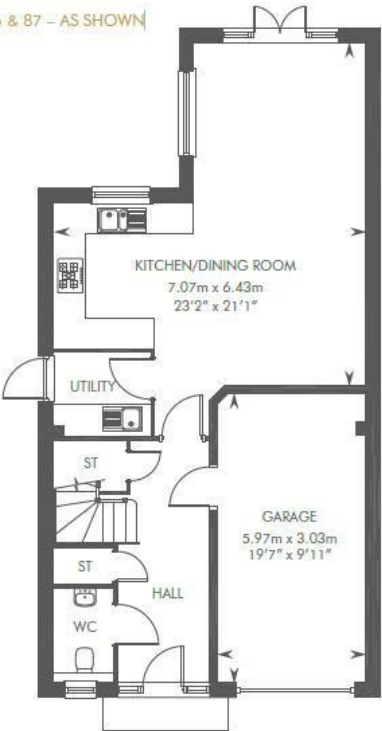
Outside

Rear Garden

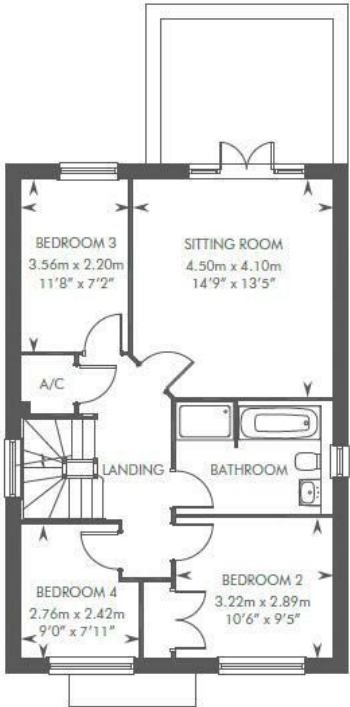
Front Garden

Oversized Garage
19'7 x 9'11 (5.97m x 3.02m)

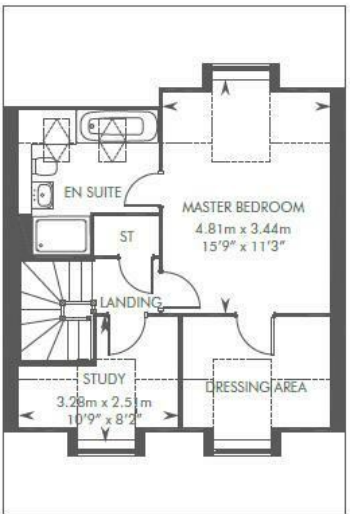
THE PARTHORPE
PLOTS 31, 32, 86 & 87 – AS SHOWN



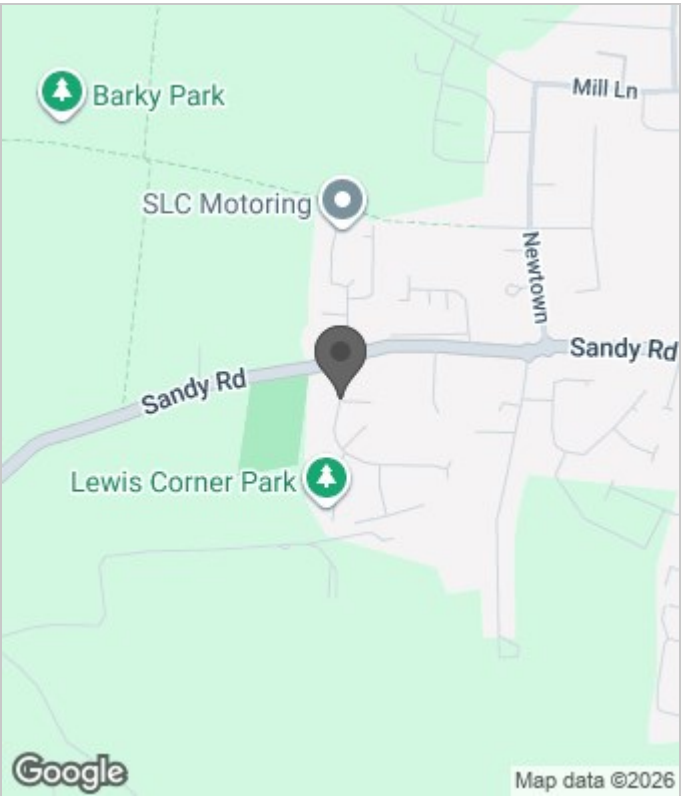
GROUND FLOOR



FIRST FLOOR



SECOND FLOOR



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	

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