



Goodship Lane, Potton, SG19 2GA  
Guide Price £375,000 - £385,000

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LATCHAM  
DOWLING

ESTATE AGENTS

**\*\*\*GUIDE PRICE £375,000 -  
£385,000\*\*\***

**\*\*MODERN THREE BEDROOM THREE  
STOREY TOWNHOUSE WITH SOUTH  
FACING REAR GARDEN AND NO  
ONWARD CHAIN\*\***

Built in 2022 by Blakeney Homes, this stylish and contemporary townhouse is situated within a quiet cul-de-sac, in a prime position on the edge of Potton and within just a couple of minutes walk of Potton Primary School.

This striking home offers well proportioned accommodation across the three floors, including a ground floor cloakroom, fully fitted kitchen with a range of integrated appliances and a lovely 'L' shaped lounge/dining room with French doors leading out to the rear garden. On the first floor is a large principal bedroom with a great size en suite, a further double bedroom and the family bathroom. Up on the top floor is another charming double bedroom with a walk in dormer window to the front and an additional skylight window to the rear.

Outside, there is an enclosed and South facing rear garden, a block paved driveway for two cars and an EV Charging point.

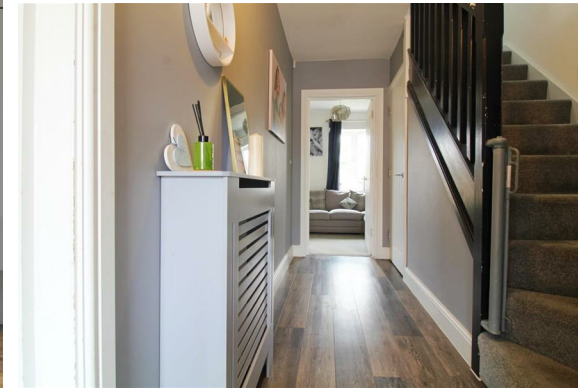
Viewing is essential to appreciate this lovely home!!

**Entrance Via**

**Entrance Hall**  
18'10 x 6'11 max (5.74m x 2.11m max)

**Cloakroom**  
7'8 x 3'2 (2.34m x 0.97m)

**Kitchen**  
10'1 x 8'1 (3.07m x 2.46m)





**Lounge/ Dining Room**  
17'2 max x 15'5 max (5.23m max x 4.70m max)

**First Floor Landing**

**Bedroom One**  
15'5 x 10'9 max (4.70m x 3.28m max)

**En Suite Shower Room**  
8'6 x 5'3 (2.59m x 1.60m)

**Bedroom Two**  
11'3 x 8'7 (3.43m x 2.62m)

**Bathroom**  
6'5 x 5'10 (1.96m x 1.78m)

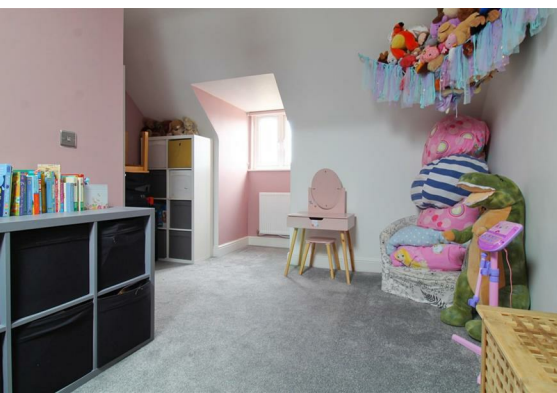
**Second Floor Landing**

**Bedroom Three**  
14'3 x 12'2 max (4.34m x 3.71m max)

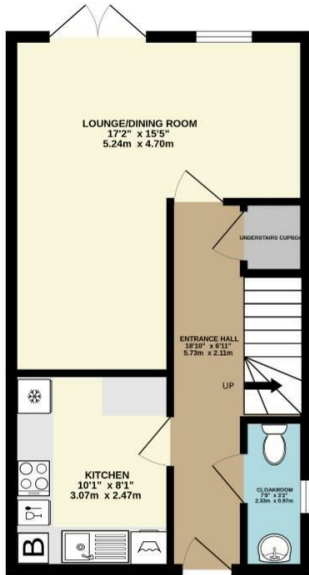
**Rear Garden**

**Front Of Property**

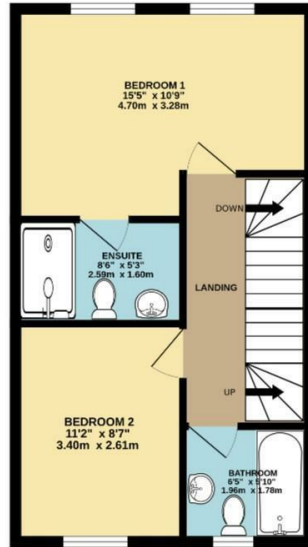
**Agents Note**



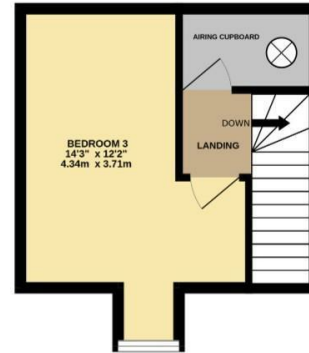
GROUND FLOOR  
410 sq.ft. (38.1 sq.m.) approx.



1ST FLOOR  
410 sq.ft. (38.1 sq.m.) approx.

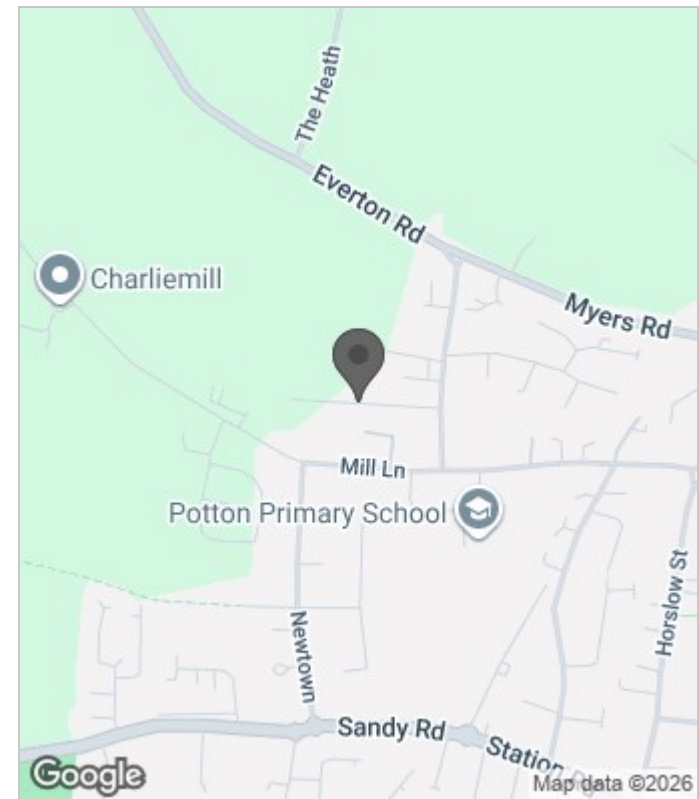


2ND FLOOR  
224 sq.ft. (20.8 sq.m.) approx.



TOTAL FLOOR AREA: 1043 sq.ft. (96.9 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>95</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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