



## Goodship Lane, Potton, SG19 2GA

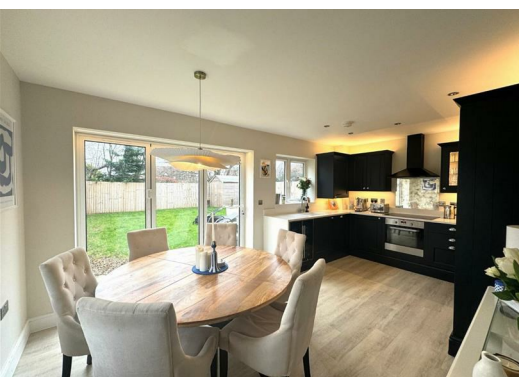
£490,000



Latcham Dowling are delighted to offer for sale this stunning four bedroomed detached family home. The home is in Showhouse condition and has been upgraded by the present owners. The home is only four years old and really is a case of put your belongings in and enjoy.

The house has two great size reception rooms. The lounge is 17' and is triple aspect.. The kitchen/Family room is wonderful with Bi-Fold doors that lead onto the private garden and offers a full range full of Integrated appliances and is the real hub of the home being 17 x 10'7. A downstairs cloakroom completes the ground floor accommodation. The first floor has two double bedrooms with bedroom one having the benefit of an En Suite. A second double bedroom and the family bathroom complete the first floor accommodation.

To the second floor there are two double bedrooms with one currently being used as a wonderful cinema room.



## Entrance

Via composite front door with storm porch over leading to Entrance hall.

## Entrance Hall

Spacious entrance hall with "Oak" effect LVT flooring. Radiator. Stairs to first floor accommodation. Recess spotlighting. Under stair recess that has fitted storage units with one housing the washing machine and shelving over. Internal doors to cloakroom, Lounge and Kitchen/Family room.

## Cloakroom

"Oak" effect LVT flooring. Extractor fan. White suite comprising of W.c and washbasin. Radiator.

## Lounge

17' x 10'3 (5.18m x 3.12m)  
Triple aspect room with double glazed windows to either side aspect. Double glazed walk-in bay window to front aspect. Two radiators. Recess spotlighting.

## Kitchen/family Room

17'8 x 10'5 (5.38m x 3.18m)  
Dual aspect room with double glazed windows to both side and rear aspects. Recently fitted double glazed Bi-Fold doors to rear aspect leading to rear garden. Beautifully and re-fitted kitchen comprising of a range of Navy blue base and eye level units with contrasting "Quartz" work tops over. Integrated full height fridge/freezer. Fitted dishwasher. Fitted wine cooler. Integral oven and induction hob over with steel panel splashback and extractor hood over. "Oak" effect LVT flooring. Recess spotlights. Inset sink drainer with mixer taps.

## First Floor

### Landing

Good sized L shaped landing with double glazed window to side aspect. Radiator. Recess spotlights. Stairs to second floor accommodation. Airing cupboard. Internal doors to bedrooms one, two and family bathroom.

### Bedroom One

13'5 x 10'7 (4.09m x 3.23m)  
Double glazed window to side aspect. Radiator. Feature wooden panelling to two walls. Door to En Suite.

### EnSuite

Double glazed window to rear aspect. Heated "Chrome" towel rail. Extractor fan. Walk in shower unit. W.c. Washbasin. LVT flooring.

### Bedroom Two

10'5 x 10'1 (3.18m x 3.07m)  
Double glazed window to side aspect. Radiator. Range of fitted wardrobes with shelving, hanging space and drawers.

### Family Bathroom

10'5 x 6'7 (3.18m x 2.01m)  
Double glazed window to side aspect. LVT flooring. Extractor fan. Tiled splashbacks. White suite comprising of bath with shower attachment over. W.c. Wash basin. Recess spotlights.

## Second Floor

### Landing

Recess area. Internal doors to bedrooms three and four.

### Bedroom Three

10'10 x 10'7 (3.30m x 3.23m)  
Double glazed "Velux" window to side aspect. Radiator. Fitted LED strip lighting. Recess spotlights.

### Bedroom Four

13'8 x 10'10 (4.17m x 3.30m)  
Double glazed "Velux" window to side aspect. Radiator. Feature LED lighting to ceiling.

## Outside

### Front Garden

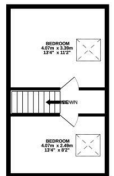
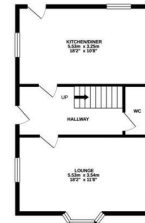
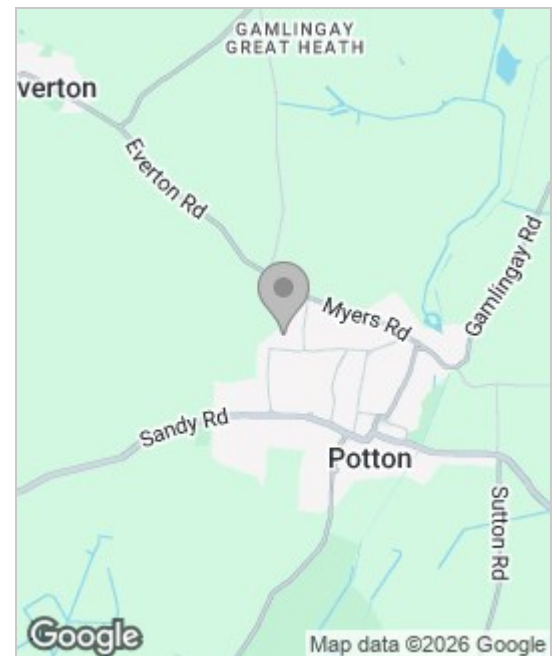
Pathway to side aspect that leads to front door. Small shrub border and picket fencing. To the other side aspect is a block paved driveway with parking for three cars.

### Rear Garden

Lovely and secluded private rear garden. Patio area that leads to lawned area. Enclosed by a combination of brick walling and fencing. Outside tap. Gated access to driveway. Timber shed.

### Parking

Block paved driveway with parking for three cars.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		94
(81-91) <b>B</b>	84	
(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	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.