



Kennedy
&co.

Berridge Fields

Potton

SG19 2FG

Asking Price Of £650,000

- Five bedrooms
- Two ensuite bathrooms
- Three reception rooms
- Kitchen/breakfast room
- Open plan
- Cloakroom
- Detached
- Corner plot



An immaculately presented family home situated on a corner plot built by Carla Homes. This quality executive five bedroom detached house has been extended and improved by the current owners providing extra space to the rear and quality fitments throughout whilst still retaining a good sized rear garden.

Briefly, this lovely home provides a modern open plan ground floor with three reception areas, cloakroom and an impressive kitchen/breakfast room. Upstairs provides five good sized bedrooms, two en-suites and a family bathroom.

PARTICULARS

Composite door with obscure panel through to:

ENTRANCE HALL

Good size hallway with stairs rising to the first floor. Storage cupboard. Radiator.

SNUG (FORMER DINING ROOM)

12' 4" (into bay) x 8' 8" (3.76m x 2.64m) Double glazed bay window to the side and double glazed window to the front with shuttering. Good sized storage cupboard housing the electric meter. Radiator.

KITCHEN/BREAKFAST ROOM

19' 7" x 10' 6" (5.97m x 3.2m) High gloss base and wall mounted units with granite work top surfaces, stainless steel sink with splash guard surround. Bosch appliances to include: a five ring gas hob with extractor over, double oven, dishwasher, washing machine, fridge, freezer and wine cooler. Breakfast bar with granite surfaces. Tall radiator, recessed and pendant lighting, double glazed window to the front with shuttering. Through to:

DINING AREA

10' 4" x 10' 2" (3.15m x 3.1m) Part of the extension added providing patio doors to the rear garden. Two Velux windows, radiator. Through to:

LOUNGE

14' 2" x 14' 2" (4.32m x 4.32m) Double glazed windows with shuttering to the rear. Double glazed window with shuttering to the side. Radiator.

CLOAKROOM

Pedestal wash hand basin, W.C. Heated towel rail. Extractor.

FIRST FLOOR LANDING

Radiator. Doors to four bedrooms and family bathroom.

MASTER BEDROOM

14' 2" x 13' 8" (4.32m x 4.17m) Impressive in size with fitted wardrobes, radiator, timber panelling, two double glazed windows to both sides with shuttering. Door to:

ENSUITE

Walk in shower, vanity unit housing the wash hand basin, W.C. Heated towel rail, extractor.

BEDROOM TWO

11' 5" x 9' 3" (3.48m x 2.82m) Double glazed window to the front with shuttering. Radiator.

BEDROOM THREE

9' 7" x 8' 9" (2.92m x 2.67m) Dual aspect double glazed windows to the front and side, both with shuttering. Radiator.

BEDROOM FOUR/OFFICE

7' 4" x 8' 2" (2.24m x 2.49m) Double glazed window to the front with shuttering. Radiator

FAMILY BATHROOM

Three piece suite comprising: bath with hand held shower, vanity unit housing the wash hand basin, W.C. Heated towel rail, obscure double glazed window to the side.

TOP LANDING WITH DOOR TO:

GUEST ROOM

14' x 14' 10" (4.27m x 4.52m) A superb, good sized guest room or the master bedroom. Fitted cupboards. Dormer window to the front with shuttering and Velux window to the rear. Panelling to one wall. Radiator. Door to:

ENSUITE

9' 6" x 6' 9" (2.9m x 2.06m) A large en-suite with a walk in double shower, vanity unit housing the wash hand basin, W.C. Heated tall towel rail. Obscure window to the side.

EXTERNALLY

Rear garden - Walled garden with gated access. Lawn and patio area. Outside cold tap.

Front and side gardens - Shrubbery with small retained hedging. Pathway to the front door.

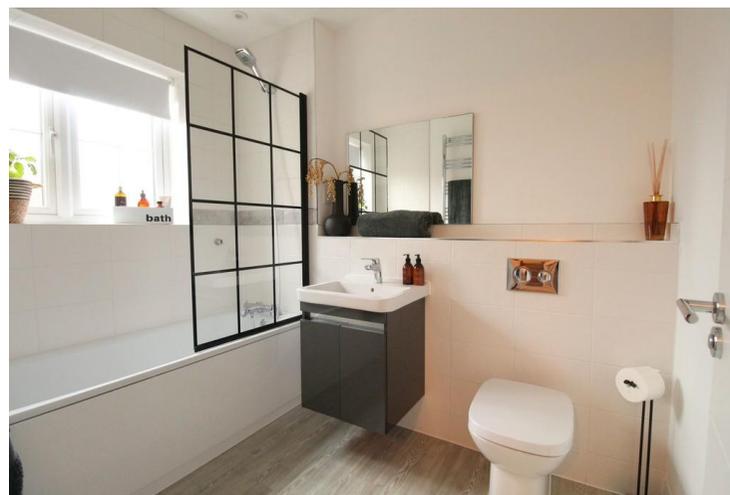
Garage - Up and over door, power, lighting and side door into garden.

Off road parking to the front

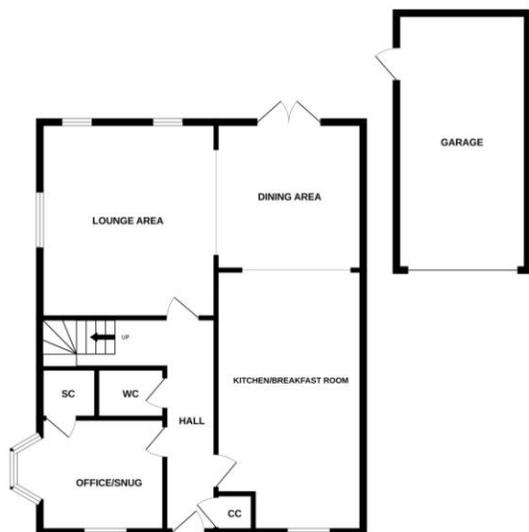
AGENTS NOTES:

Purchased in July 2020 with remainder of a 10 year NHBC warranty.

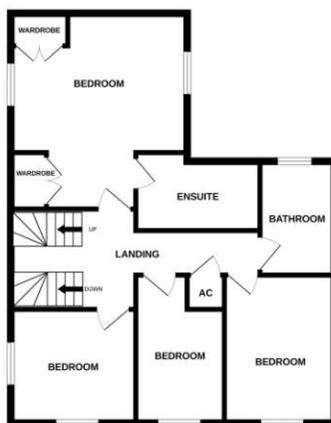
The service charge is £142.16 every 6 months



GROUND FLOOR
1019 sq.ft. (94.7 sq.m.) approx.



1ST FLOOR
674 sq.ft. (62.6 sq.m.) approx.



2ND FLOOR
339 sq.ft. (31.5 sq.m.) approx.



TOTAL FLOOR AREA : 2031 sq.ft. (188.7 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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COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	87 B	
69-80	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