





Kennedy & co.

Judith Gardens

Potton

SG19 2RJ

Asking price £495,000

- Detached Four Bedroom Chalet Home
- Two Modern Shower Rooms (Ground & First Floor)
- Modernised & Refurbished Throughout
- Refitted Kitchen to Dining Area & Lounge
- Three Good Size First Floor Bedrooms
- Brick Built Home Office/Studio & Off-Road Parking
- Versatile Layout with Potential Ground Floor Bedroom
- Highly Sought After Cul-de-Sac Location







This beautifully presented detached chalet home is located in a highly sort after cul-de-sac and has been modernised and refurbished throughout in recent years, offering versatile accommodation.

Featuring a contemporary refitted kitchen, which flows through to the dining area and lounge. In addition, there is a separate rear lounge with French doors opening onto the garden, The current owners have thoughtfully designed the layout so that one of the reception rooms has potential to be used as a ground floor bedroom, complemented by a downstairs shower room.

To the first floor are three well proportioned bedrooms and a modern shower room.

Externally, the property enjoys a delightful, landscaped garden, perfect for outdoor dining and entertaining.

A brick built home office/studio provides an excellent space for those working from home, or with hobbies. To the front, there is off road parking.

The property has undergone significant improvements since 2021, including a rear extension, construction of the brick built outbuilding, a refitted kitchen and shower rooms, new windows and doors, and a re-landscaped garden, creating a home that is ready to move straight into. Further benefits include double glazing throughout, gas central heating, owned solar panels, and an EV charging point.

PARTICULARS

Composite door with glazed panel to the side leading to:

RECEPTION HALL

Tiled flooring, tall radiator, stairs rising to the first floor.

SHOWER/CLOAKROOM

Re-fitted corner shower, vanity unit housing the wash hand basin, W.C., tall radiator, obscure double glazed window to the rear, tiled flooring to compliment the hallway.

LOUNGE/DINER

20' x 9' 7" (6.1m x 2.92m) Two large double glazed window to the front and two double glazed 'letter box' windows on both sides all with shuttering, two radiators, large understairs storage cupboard, (this could be made into a ground floor bedroom).

KITCHEN

20' 4" x 9' 2" (6.2m x 2.79m) Refitted with high gloss base and wall mounted units, stainless steel sink, granite worktop surfaces with splash guarding, AEG five ring gas hob, Neff oven and grill, built in fridge and separate freezer, built in dishwasher, double glazed door to the side, large double glazed window to the rear, tall radiator, recessed lighting. Through to:

LOUNGE/DAY ROOM

18' 7" x 9' 7" (5.66m x 2.92m) Double glazed doors to the garden with double glazed windows to both sides, three window roof lights giving the room a bright, airy space, tall radiator.

LANDING

Large storage cupboard also housing the replaced gas boiler, further over stairs storage cupboard, access to the loft space.

BEDROOM ONE

12' 5" x 9' 8" (3.78m x 2.95m) Full length fitted wardrobes, double glazed window to the front, radiator.

BEDROOM TWO

13' 2" x 8' 5" (4.01m x 2.57m) Fitted cupboard, double glazed windows to both the front and the rear, radiator.

BEDROOM THREE

8' 7" x 6' 3" (2.62m x 1.91m) Double glazed window to the rear, radiator.

SHOWER ROOM

Replaced, quality three piece suite comprising, large walk in shower, vanity unit housing the wash hand basin, W.C., Obscure double glazed window to the rear, tall radiator, extractor.

EXTERNALLY

Rear garden:- Brick built office/studio built to a high standard by the home owner with double glazed door and double glazed window to the side, power and lighting, wall mounted heater, plumbing and space for washing machine roof window light.

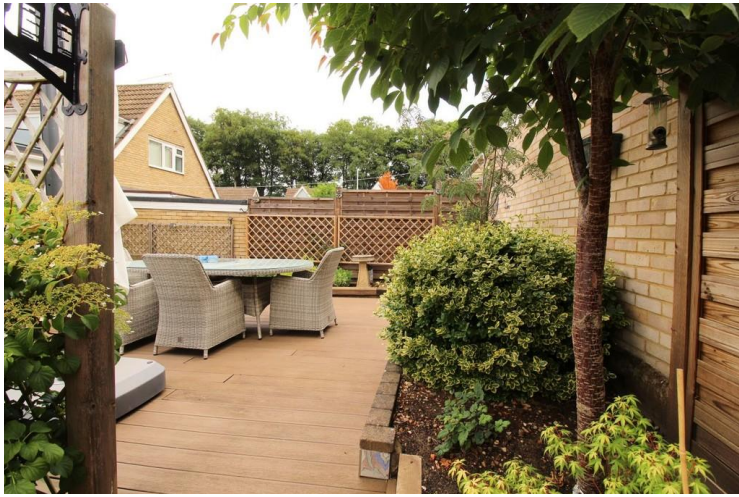
Lovely patio area , outside tap and outside power supply, gated access to both sides, composite decking area ideal for entertaining, small stone walling with mature trees and shrubbery, bbq area, good size timber shed.

Front garden: - open plan with raised border to the front and one side, parking for two vehicles, e/v charging point.

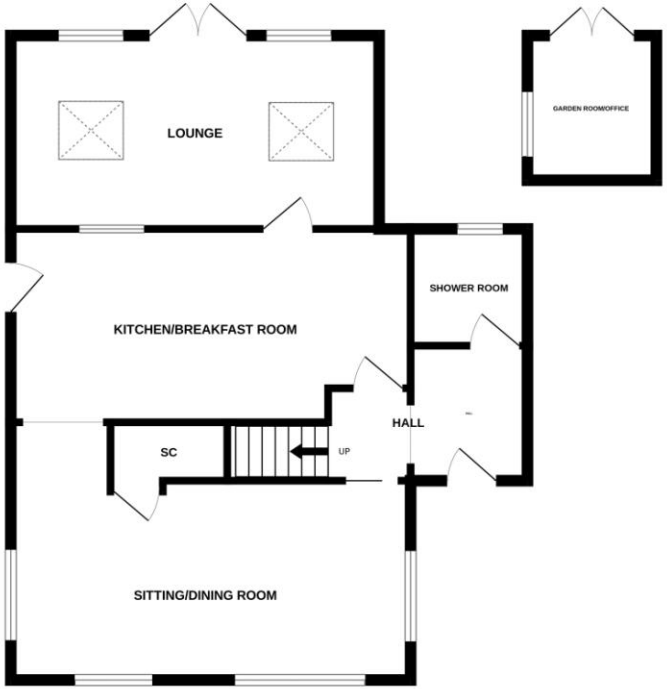
Please note, the property also has the added benefit of solar panels owned by the vendors.



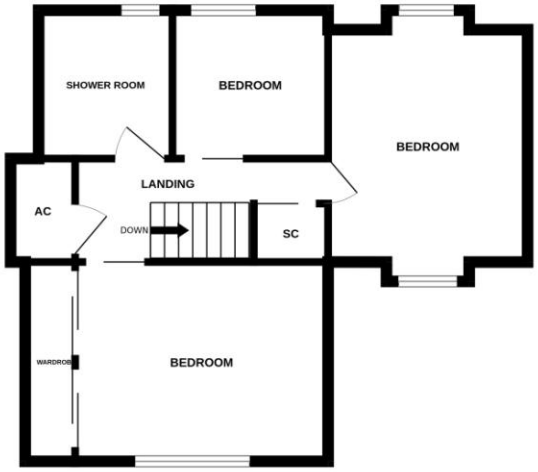




GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR
480 sq.ft. (44.6 sq.m.) approx.



TOTAL FLOOR AREA : 1256 sq.ft. (116.7 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

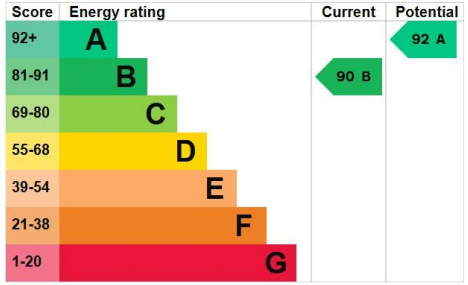
Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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