





Goodship Lane

Potton

SG19 2GA

Asking Price Of £465,000

- Contemporary Semi Detached Home
- Fully Fitted Kitchen / Diner
- Living Room
- Three Bedrooms to the First Floor
- En-Suite Shower Room, Family Bathroom & Downstairs Cloakroom
- Further Bedroom to Second Floor
- Good Size South Facing Rear Garden







The 'Marbury' is a contemporary four bedroom semi-detached home built to a high standard by Blakeney Homes. Offering bright, airy accommodation arranged over three floors, complemented by a south facing rear garden and a large driveway, purchased from new in 2023 and still under NHBC warranty.

An entrance door opens into a spacious reception hallway, with stairs to the first floor and doors leading to the cloakroom, sitting room and kitchen/dining room. The kitchen is fitted with a range of high gloss base and wall units and integrated appliances, while the dining area provides ample space for a table and chairs. French doors open onto the rear garden, creating a lovely setting for entertaining.

On the first floor, the principal bedroom benefits from an en-suite shower room, alongside two further bedrooms and a family bathroom. A second staircase leads to the top floor, where another generous double bedroom can be found.

Outside, the good size south facing rear garden provides a lawn with a newly laid patio, and outdoor seating area. An additional covered seating area provides a great space for socialising and a timber shed provides further storage. The large driveway offers off road parking for several vehicles and lends itself to build a garage or extension to create further accommodation (subject to the necessary planning permissions). The property also benefits from fully owned solar panels.

PARTICULARS

Storm porch with composite door with glazed panels leading through to the:

HALLWAY

Stairs rising to the first floor, storage space, radiator, CFS eternity wood flooring, Hive heating system.

CLOAKROOM

Pedestal wash hand basin with tiled splash back, W.C., radiator, extractor, CFS eternity wood flooring.

LOUNGE

14' 5" x 12' 6" (4.39m x 3.81m) Double glazed window to the front, radiator.

KITCHEN/DINER

20' 5" x 11' 7" (6.22m x 3.53m) Contemporary high gloss wall and base mounted units with chrome handles, built in Zanussi oven and hob with a stainless steel extractor hood, built in dishwasher, built in fridge/freezer, built in washing machine, inset sink with a mixer tap and drainer, recessed ceiling spotlights to kitchen area, ample space for dining table and chairs, CFS eternity wood flooring, UPVC double glazed window to the rear, UPVC double glazed French doors opening onto the rear garden.

LANDING

Airing cupboard housing the hot water tank, doors to three bedrooms and family bathroom, stairs rising to the second floor.

BEDROOM ONE

12' 3" x 10' 2" (3.73m x 3.1m) UPVC double glazed window to the front, radiator, door to:

ENSUITE

Tiled walk in shower, wash hand basin, W.C., heated towel rail, extractor, half tiled walls, shaver point, recessed downlights, TLL vinyl flooring.

BEDROOM TWO

UPVC double glazed window to the rear, radiator.

BEDROOM THREE

UPVC double glazed window to the rear, radiator.

BATHROOM

Three piece suite compromising of a low level WC, wash hand basin, glass screened panelled bath with mixer tap and shower attachment over, tiling to splash back areas, UPVC double glazed frosted window to front, heated towel rail, extractor fan, shaver point, recessed downlights, TLL vinyl flooring.

BEDROOM FOUR

13' 5" x 13' 7" (4.09m x 4.14m) Large and airy room with Velux windows to the rear, radiator, storage cupboards within the eves.

EXTERNALLY

Rear: Good size, fully enclosed South facing garden, close boarded timber fencing to all boundaries, gated access to the front, external light, power and tap, mainly laid to lawn with a newly laid patio and seating area, raised covered seating/dining area great for entertaining.

Front: Generous block paved driveway to the side, front garden laid to lawn with established shrubs and a tree.

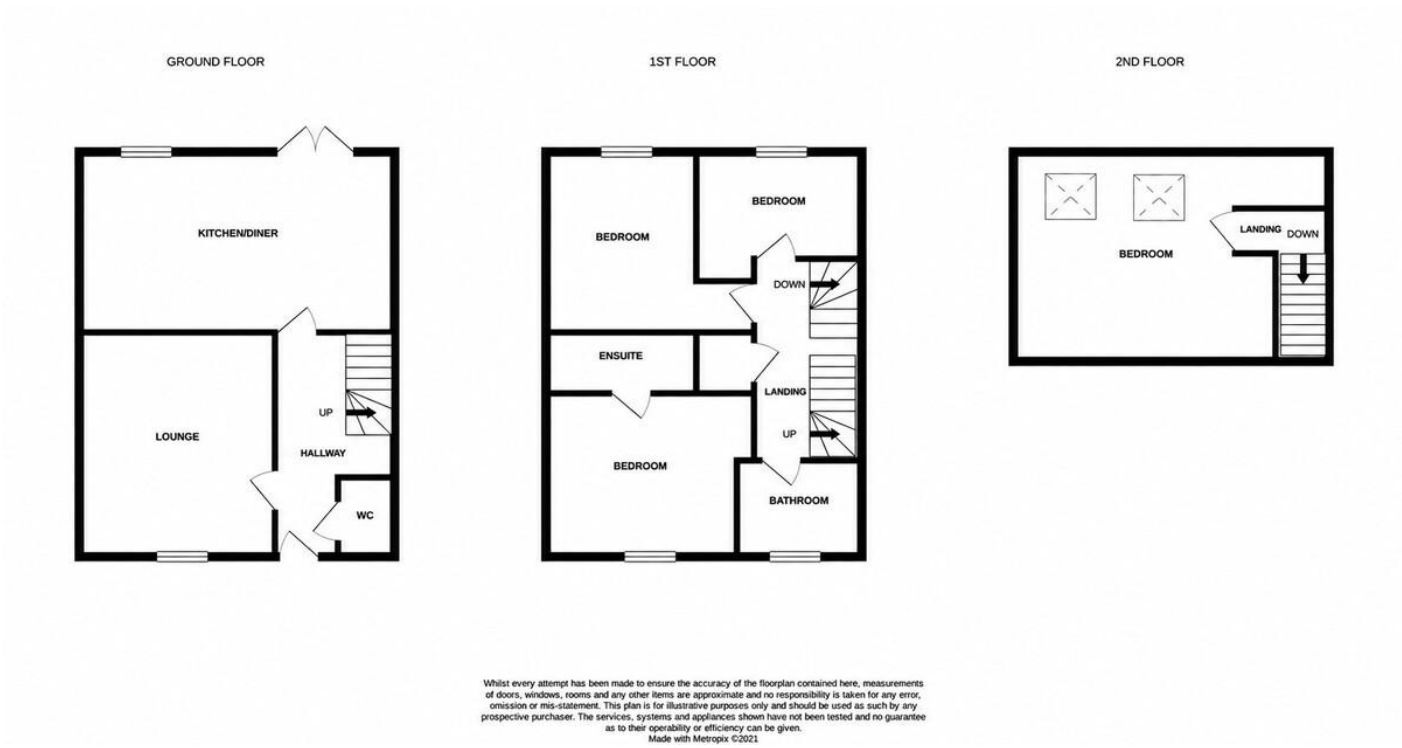
AGENT NOTES

There is an annual maintenance charge of £285.









COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



OFFICE
10 Market Square
Potton
Bedfordshire
SG19 2NP

T: 01767 262729
E: potton@kennedyestateagents.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are 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