



Kennedy
&co.

Judith Gardens

Potton

SG19 2RJ

Asking Price Of £625,000

Large, detached home

Dual aspect living room

Downstairs bedroom with
en-suite shower

Four bedrooms upstairs

Kitchen overlooking the
garden

Dining room onto rear
garden

Mature large garden

Home office



Sitting on a delightful mature plot, located at the end of a cul de sac in one of Potton's quality residential areas is this detached four / five bedroom property. Having been extended to create flexible living accommodation with home office to the rear.

The property benefits on the ground floor from a dual aspect living room, kitchen and dining room both with views across the rear garden, cloakroom and bedroom five with en-suite shower on the ground floor. To the first floor the spacious landing gives access to four bedrooms and the family bathroom.

Sitting on a delightful mature plot with ample parking to the front, leading to a single garage with home office behind.

Properties in this location on a good size plot rarely come to the market, so an early viewing is highly recommended.

PARTICULARS

Composite entrance door opening into:

LARGE HALLWAY

Double glazed windows to both front and side, twin radiators, stairs rising to the first floor, under stairs storage cupboard, doors off to:

CLOAKROOM

Obscure double glazed window to the front aspect, two piece suite comprising low level W.C., and vanity wash hand basin.

DUAL ASPECT LIVING ROOM

21' 5" max x 17' 9" max (6.53m x 5.41m) L- shaped with dual aspect double glazed window to the front and rear. Double glazed door to the rear, twin radiators, flame effect gas fire.

DINING ROOM

16' x 13' 8" (4.88m x 4.17m) Double glazed windows to both sides, French doors to the rear garden, twin radiators, tiled flooring, archway through to:

KITCHEN

16' 7" x 12' 7" (5.05m x 3.84m) Double glazed windows to both the front and rear with door to the side, comprehensive range of base and wall mounted units with ample work top surface areas, sink with drainer, double oven, 5 ring gas hob with extractor over, tiled flooring, plumbing for washing machine, space for fridge/freezer and dishwasher, secondary sink unit.

BEDROOM FIVE

10' 5" x 10' 2" (3.18m x 3.1m) Double glazed window to the front, radiator, archway to:

ENSUITE

Fully enclosed shower unit, vanity unit housing the wash hand basin, recessed lighting, extractor fan.

GALLERIED LANDING

Large walk in storage cupboard, loft access, doorway through to secondary landing, doors off to:

BEDROOM TWO

15' 8" x 8' 4" (4.78m x 2.54m) Double glazed window to the rear, radiator, twin built in double wardrobes.

BEDROOM FOUR

9' 2" x 7' 4" (2.79m x 2.24m) Double glazed window to the rear, radiator.

BATHROOM

Double glazed obscure window to the rear, fitted three piece suite comprising low level W.C., vanity unit housing the wash hand basin, Jacuzzi bath with fitted shower over, tiling to all splash areas, radiator, airing cupboard.

SECONDARY LANDING

10' 5" x 6' 4" (3.18m x 1.93m) Storage cupboard, through to a large dressing area, door to bedroom three and door to:

BEDROOM ONE

13' 8" x 12' 7" (4.17m x 3.84m) Useable floor space, Velux window to the rear, radiator.

BEDROOM THREE

8' 8" x 8' 3" (2.64m x 2.51m) Double glazed window to the rear, radiator.

EXTERNALLY

FRONT GARDEN - Mainly laid to lawn with mature shrubs, gated access to the rear, ample off road parking, personal door to:

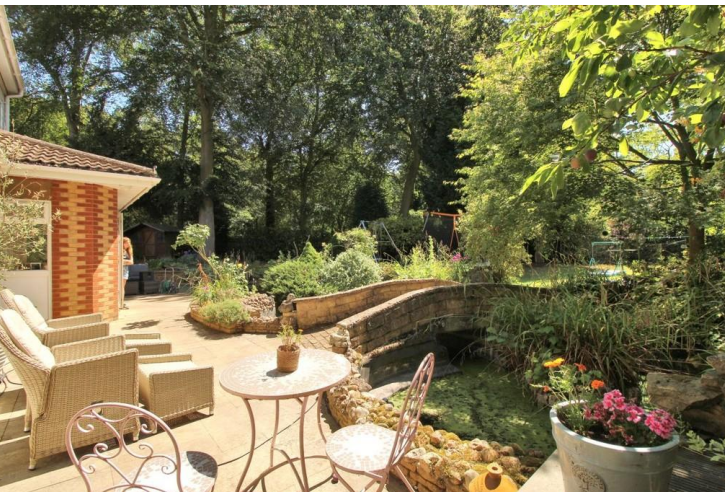
SINGLE GARAGE - Up and over door, power and lighting, door to:

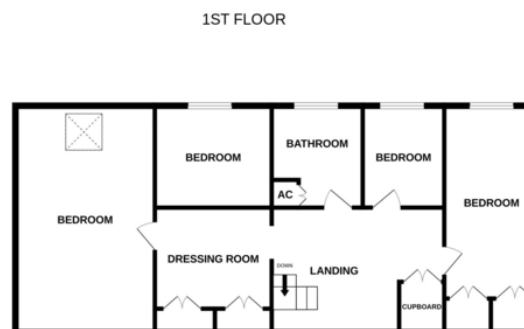
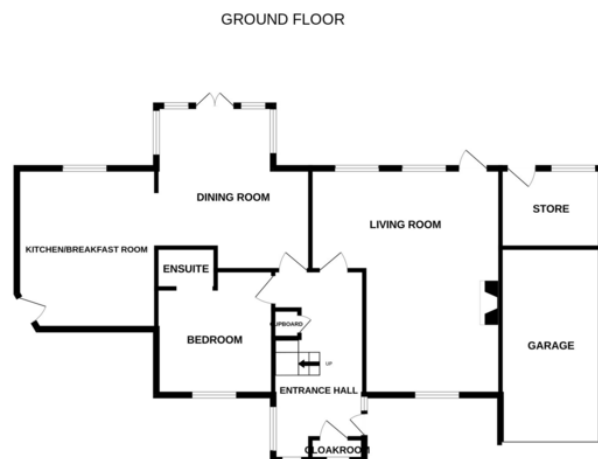
HOME OFFICE - 10'8" x 8'5" Fully insulated, power and lighting, glazed door and window onto the rear garden.

REAR GARDEN - Large mature rear garden with sweeping patio across the rear of the property, large pond with foot bridge over, lawn with mature trees and shrubbery, raised borders, outside tap.

AGENTS NOTE

Some of the trees in the rear garden are subject to a Tree Preservation Order.





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		
81-91	B		82 B
69-80	C		
55-68	D	64 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