



**Kennedy**  
&co.

**Boxall Close**

Potton

SG19 2RX

**Asking Price Of £595,000**

Four/five bedrooms

Two en-suite bathrooms

Family bathroom

Downstairs cloakroom

Large ground floor accommodation

Home office/gym

Quiet no through road

Off road parking



Originally built in 2006, this family home has been greatly improved and extended to provide large and versatile ground floor accommodation and with a third floor providing the master bedroom, dressing room and en-suite. Not only has the property been extended, it also provides quality fitments throughout that have been installed by reputable firms.

The ground floor has built in surround sound and ideal for entertaining and family gatherings.

A viewing of this property is strongly recommended.

### **PARTICULARS**

Composite door supplied by Kendall Lighting to:

### **HALLWAY**

Stairs rising to the first floor, under stairs cupboard, timber effect flooring, recessed lighting, radiator.

### **CLOAKROOM**

Pedestal wash hand basin, W.C. Obscure double glazed window to the side, radiator.

### **LOUNGE**

22' 4" x 11' 3" (6.81m x 3.43m) Flame effect fire in a marble surround with lighting to the hearth. Fitted units of book cases & display units and drawers by Lo-Line. Double glazed windows to the front and side, two radiators, recessed lighting, blinds by Hillary's.

### **KITCHEN AREA**

22' 3" x 12' 8" (6.78m x 3.86m) Custom built by Nicolas Hythe kitchens providing a good range of base and wall mounted units with granite worktops with sink and Quooker tap over and glass splash guard surround. Display lighting, twin ovens, microwave, dishwasher,

gas hob and extractor supplied by Neff. Cupboard housing the wall mounted gas fired boiler. Recessed lighting, double glazed window to the rear garden, leading round to:

### **DINING/DAY ROOM**

14' 3" x 13' 9" (4.34m x 4.19m) Large double glazed doors to the rear overlooking the garden with Bi folding doors and blinds, three radiators, two Velox windows, double glazed window and door to the side. Three double glazed windows to the front. Sony fitted T.V with sound bar with fully fitted surround sound via Wi-Fi throughout the ground floor.

### **LANDING**

Airing cupboard housing the Mega flow water tank. Radiator.

### **BEDROOM TWO**

11' 5" x 11' 2" (3.48m x 3.4m) Originally the master bedroom, Fully fitted double wardrobes, double glazed window to the front, radiator, door to:

### **ENSUITE**

Three piece suite comprising, pedestal wash hand basin, Tiled shower, W.C. Radiator, towel rail, Obscure double glazed window to the front, recessed lighting, extractor.

### **BEDROOM THREE**

11' 5" x 10' 5" (3.48m x 3.18m) Fully fitted wardrobes, double glazed window to the front, radiator.

### **BEDROOM FOUR**

9' 3" x 9' 3" (2.82m x 2.82m) Fitted wardrobes, double glazed window to the side, radiator.

### **FAMILY BATHROOM (re-fitted)**

Bath with power shower over and glazed screen, tiled flooring, large vanity unit housing the wash hand basin with cupboards and drawers, obscure double glazed window to the side, extractor, heated towel rail.

### **NURSERY/OFFICE**

8' 9" x 8' 8" (2.67m x 2.64m) Formally bedroom four, radiator, double glazed window to the front, stairs rising to:

### **MASTER SUITE**

14' 6" x 13' 5" (4.42m x 4.09m) Large dressing area with dormer window to the front with fitted draws and dresser, radiator.

Bedroom area - Fully fitted wardrobes with further draw and storage units supplied by Lo-Line, dormer window to the front, Velox window to the rear, storage within the eave space, radiator, recessed lighting.

### **ENSUITE (re-fitted)**

Large fully tiled en-suit room. Bath with power shower over, vanity units housing the wash hand basin with cupboards and drawers. W.C. Velox window, radiator.

### **EXTERNALLY**

Gated access with mono bloc parking for two cars. The garage has been divided in two providing a garden store to the front and utility room/gym to the rear providing base and wall mounted units, plumbing for washing machine, power and lighting, personal double glazed door to the garden. Up and over door to the front.

Rear garden - Fully fence and gated, good sized summer house with power, Large 3 meter electric awning over the patio area fitted with wind sensor to close automatically, lawn with shrubbery and trees to the borders, green house with heating and power.





TOTAL FLOOR AREA : 1835 sq.ft. (170.5 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		
81-91	B		82 B
69-80	C	79 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

### OFFICE

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