



Kennedy
&co.

Burmo Way

Potton

SG19 2FE

Asking Price Of £550,000

Four-bedroom detached home built by CALA Homes in 2019

Spacious accommodation over three floors

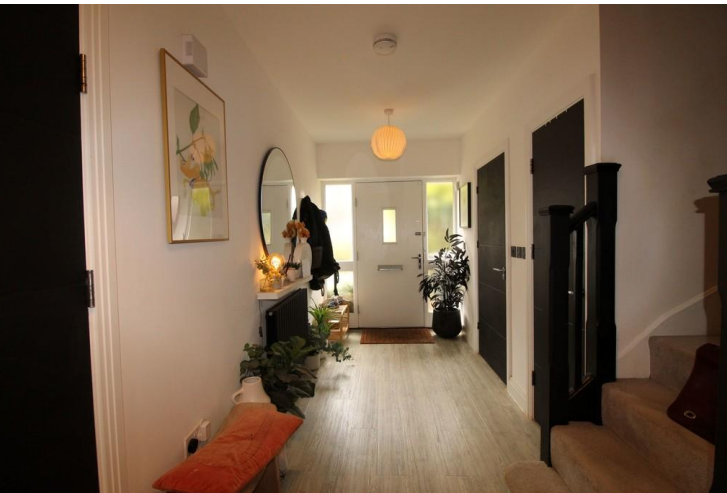
High specification kitchen/diner with Bosch appliances

Impressive master suite with dressing room & four piece en-suite

Home office/study space

Separate utility room

Modern family bathroom & downstairs WC



A stunning four bedroom townhouse built by CALA Homes in 2019. Beautifully presented throughout, this spacious family home is arranged over three floors and offers versatile, modern living.

The ground floor comprises a wide and welcoming entrance hall, a high spec kitchen/diner fitted with Bosch appliances, downstairs WC, two storage cupboards. There is also a separate utility room with access to the rear.

To the first floor is a generous living room with balcony overlooking paddocks, alongside three bedrooms and a modern family bathroom.

The top floor boasts an impressive master suite complete with a dressing room and four piece en-suite, alongside a dedicated office or cot room.

The property also benefits from an integrated garage to the rear, the landscaped garden has been thoughtfully designed with high quality Astro turf, decking and raised beds, creating a low maintenance yet stylish outdoor space.

The historic market town of Pottton offers a range of amenities including independent shops, cafes, public houses and schooling. The town is well known for its quaint market square, sense of community and countryside walks. Transport links are available nearby, with mainline railway stations at Biggleswade and Sandy providing direct trains into London. Also convenient road connections to the A1.

PARTICULARS

Storm porch, composite door with obscure double glazed panels to both sides to:

RECEPTION HALL

A large hallway with stairs rising to the first floor with storage cupboard, two further large storage cupboards, doors to all rooms plus internal garage door.

CLOAKROOM

Obscure double glazed window to the front with shuttering, Wash hand basin, W.C., radiator.

LARGE KITCHEN/DAY/DINING ROOM

23' 2" x 21' 1" (max) L-shaped (7.06m x 6.43m) Open plan with fully fitted base and wall mounted units with ample work top surfaces, oven and grill, hob with extractor over, large fridge/freezer, dishwasher (all integral), double glazed window to the garden. Space for dining table and chairs onto the lounge area with

double glazed patio doors on to the garden and a double glazed window to the side, two radiators.

UTILITY ROOM

7' 2" x 5' 9" (2.18m x 1.75m) Stainless steel sink with base units and shelving above, space and plumbing for washing machine. Half glazed door to the side.

FIRST FLOOR LANDING

Double glazed window to the side, airing cupboard housing the hot water tank, radiator.

SITTING ROOM

14' 9" x 13' 5" (4.5m x 4.09m) A lovely space with double glazed patio doors onto the balcony receiving the morning sun and over looking fields, double glazed windows to the side, timber panelling to one wall, radiator.

BEDROOM TWO

10' 6" x 9' 5" (3.2m x 2.87m) Double glazed window to the front, Fitted cupboards, radiator.

BEDROOM THREE

11' 8" x 7' 2" (3.56m x 2.18m) Double glazed window to the rear with shuttering, radiator.

BEDROOM FOUR

9' x 7' 11" (2.74m x 2.41m) Double glazed window to the front, radiator.

FAMILY BATHROOM

Large bathroom comprising a four piece suite of a large shower, bath, wash hand basin, W.C heated towel rail, Obscure double glazed window to the side.

Stairs rising to the second floor.

BEDROOM FIVE/OFFICE

10' 9" x 8' 2" (3.28m x 2.49m) Dormer window to the front, radiator.

BEDROOM ONE

15' 9" x 11' 3" (4.8m x 3.43m) Dormer window to the rear, radiator, through to:

DRESSING ROOM

Built in cupboards on both sides, radiator, dormer window to the front.

LARGE EN-SUITE

Two Velux windows to the rear, heated towel rail, large shower, vanity unit housing the wash hand basin, W.C.

EXTERNALLY

Larger than average integral garage with power and lighting, gas fired boiler, up and over door.

Rear garden: High quality Astro turf, patio area, outside tap and lighting, overlooking the fields, raised boarders, shrubbery, fenced on all sides.

Off road parking for two vehicles, lawn area and shrubbery.





GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

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	86 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