



Kennedy
&co.

Barnwell Rise

Potton

SG19 2RS

Asking Price Of £680,000

Four reception rooms

3/4 bedrooms

Kitchen and utility

One of only three properties

Beautiful large rear garden

Ample off-road parking

Potential space to run a business

Potential to convert ground floor accommodation



A beautiful, versatile large detached house located in a private cul-de-sac of only 3 similar executive houses just a short walk to the quaint market square of Potton. The current owners have carried out upgrades and improvements to a high standard throughout benefiting from oak doors, re-fitted kitchen and bathroom. The first floor currently offers three double bedrooms, with a dressing room located from the master bedroom that could be re-modelled into a fourth bedroom. The ground floor presents four reception rooms plus boiler room, again two of these could easily be converted to provide a bedroom, lounge and wet room for an extended family member. The kitchen and utility are of good size and with the beautiful mature garden divided into several areas that are private and not overlooked by anyone provide a tranquil and serene space.

PARTICULARS

Composite door with obscure panel leading to:

HALLWAY

LVT Luvanto colour Bleached Larch flooring, radiator oak internal doors to TV room, inner hallway and:

CLOAKROOM

Vanity unit housing the wash hand basin, obscure double glazed window to the side, W.C., extractor, radiator.

FAMILY ROOM

17' 5" x 9' 1" (5.31m x 2.77m) Double glazed windows to the front and side, two radiators.

STUDY

11' 3" x 8' 3" (3.43m x 2.51 m) Access to small loft, double glazed windows to the front and side, radiator, consumer unit, door to:

BOILER ROOM

Boiler and storage room accessed from utility room and study. Wall mounted boiler.

INNER HALLWAY

Stairs rising to the first floor with under stair cupboard, radiator, doors to dining room, lounge and:

KITCHEN/BREAKFAST ROOM

17' 8" x 8' 8" (5.38m x 2.64m) A good range of base and wall mounted units with granite work top surfaces, upstands and tiled splash guard surrounds, 5 ring gas hob, Bosch oven and grill, composite sink and drainer, built in dishwasher, pantry cupboard, breakfast bar, double glazed window overlooking the rear garden, hob with extractor, radiator, recessed lighting,

UTILITY ROOM

8' 7" x 8' 5" (2.62m x 2.57m) Base and wall mounted units with rolled edged work top surfaces, Franke stainless steel sink and drainer, plumbing for washing machine, French doors and window to the rear garden/patio, obscure double glazed window to the side, radiator, door to boiler room housing gas boiler controlled by Hive heating app & storage room..

LOUNGE

17' 8" x 12' 3" (5.38m x 3.73m) From the inner hallway. Gas fire in a stone surround, triple aspect double glazed windows to the front, side and rear, two radiators.

DINING ROOM

12' x 10' 3" (3.66m x 3.12m) From the inner hallway. Double glazed window to the rear, radiator.

Half landing with double glazed window to the side, Velux window.

LANDING

Radiator, access to the main loft space.

BATHROOM

Re-fitted by the current owners, fully tiled, large bath with power shower over, glazed screening, vanity unit housing the wash hand basin, chrome heated towel rail, Velux window, extractor, W.C., storage cupboard.

BEDROOM ONE

18' 2" x 11' 6" (5.54m x 3.51m) Master bedroom with dressing room included, double glazed window to the rear, radiator.

Dressing room - double glazed window to the rear, radiator, fitted wardrobes

ENSUITE

Walk in electric shower, wash hand basin, W.C., tall radiator, Velux, extractor, fully tiled, airing cupboard.

BEDROOM TWO

14' 1" x 8' 5" (4.29m x 2.57m) Double glazed window to the rear, radiator, fitted wardrobes.

BEDROOM THREE

10' 6" x 9' 1" (3.2m x 2.77m) Double glazed window to the front, radiator, fitted wardrobes.

EXTERNALLY

A beautiful, mature south and west facing rear garden divided into several areas.

Large patio for outside entertaining, seating area catching the last of the evenings sun. Mature trees and shrubbery with raised borders. A good sized timber shed tucked away in the rear left corner, summer house with power and lighting, potting shed, gated access to the side by the utility room.

The front garden - A good size with mature shrubbery and trees giving extra screening for the house. Mono bloc drive providing ample off road parking. Additional parking. The plot extends down the left hand side of the drive to the public roadway.

Field and church views can be seen from the front.





COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | |
| 69-80 | C | 70 C | 76 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.