

Everton Road, Potton, SG19 2PB

Offers over £375,000

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LATCHAM DOWLING

ESTATE AGENTS

Nestled on Everton Road in the charming town of Potton, this delightful house offers a perfect blend of comfort and functionality. With three well-proportioned bedrooms, this property is ideal for families or those seeking extra space. The two inviting reception rooms provide ample room for relaxation and entertaining, ensuring that you can host gatherings with ease.

The property boasts a modern bathroom and is presented to a high standard throughout, making it ready for you to move in without the need for immediate renovations. One of the standout features of this home is the impressive 100ft private rear garden. This outdoor space is not only a tranquil retreat but also includes a newly constructed garden room, which can serve as an office, games room, or an entertaining space. Measuring an impressive 26'6, this versatile room is equipped with power, lighting, and a hardwired internet port, making it perfect for remote work or leisure activities.

Parking is a breeze with space for three to four vehicles, complemented by a generous 32' double-length garage, providing additional storage or workshop options. The location in Potton is highly desirable, offering a peaceful environment while still being conveniently close to local amenities.

Over the last few years the property has benefitted from a rewire, new boiler and recessed spotlights to all rooms.

This property is a wonderful opportunity for anyone looking to settle in a well-connected and picturesque area. Don't miss your chance to make this house your home.

Potton is a market town with many amenities. It has a school, pre-schools, a doctors' surgery, sports facilities, hardware store, various eateries, a newsagent, vets, butchers, bakers and so much more. In addition, Sandy and Biggleswade are just a 3 and 4 mile drive and both offer mainline train stations.

This is a great family home with a large garden and viewing is highly recommended.

Entrance

Entrance hall

























Lounge
13'1" x 12'4" (3.99m x 3.76m)

Dining room
10'6" x 9'6" (3.20m x 2.90m)

Kitchen
9'5" x 7'9" (2.87m x 2.36m)

First floor

Landing

Bedroom one
12'8" x 11'11" (3.86m x 3.63m)

Bedroom two
10'5" x 9'4" (3.18m x 2.84m)

Bedroom three
7'4" x 7'0" (2.24m x 2.13m)

Bathroom

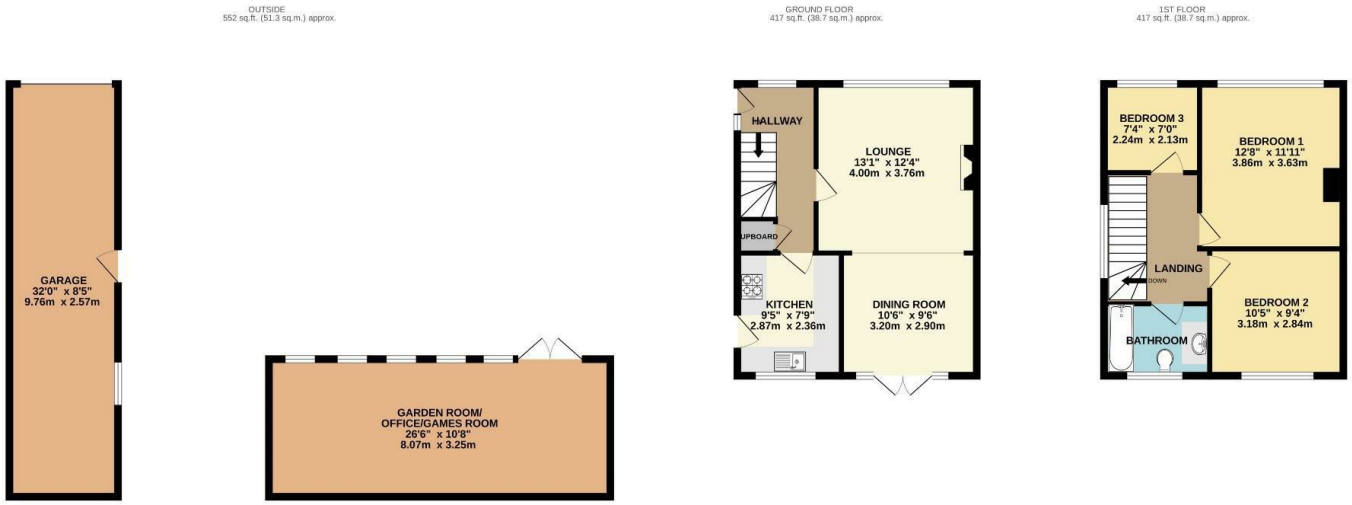
Outside

Front Garden

Rear garden

Garden room/office/game room
26'6" x 10'8" (8.08m x 3.25m)

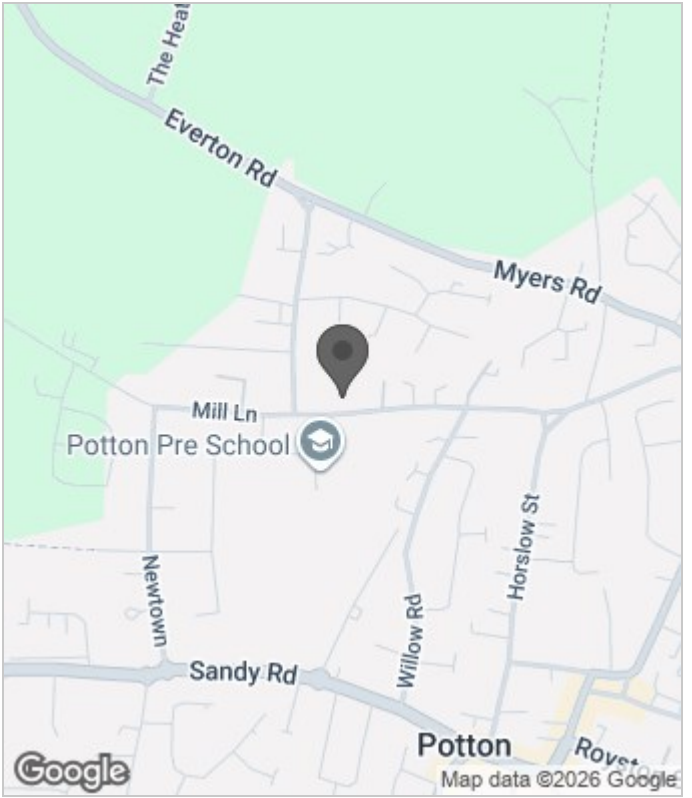
Garage
32'0" x 8'5" (9.75m x 2.57m)

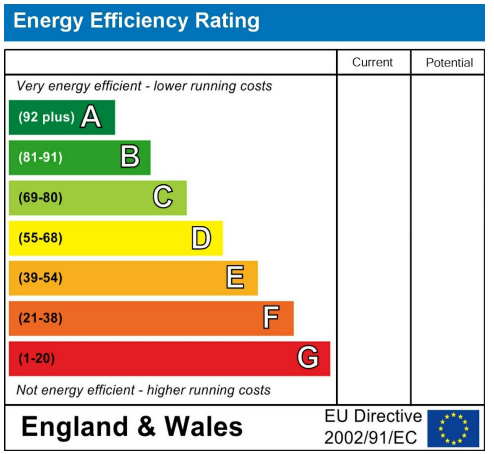


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TOTAL FLOOR AREA : 1386 sq.ft. (128.8 sq.m.) approx.

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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