



Kennedy
&co.

Sutton Mill Road

Potton

SG19 2QB

Asking Price Of £339,950

Four bedrooms

Large lounge

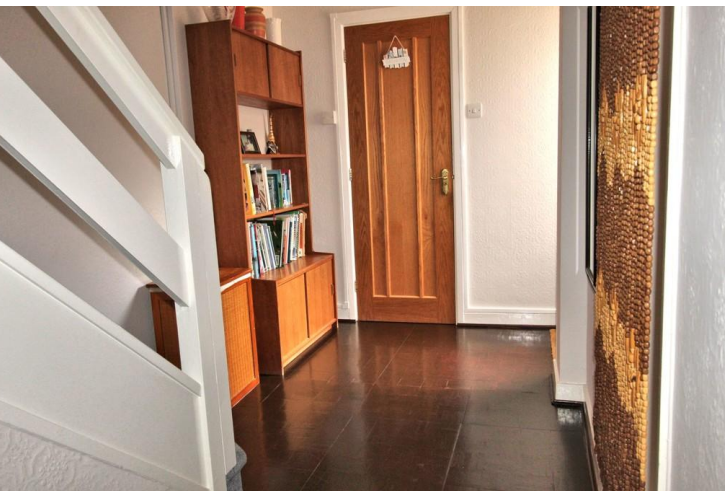
Re-fitted kitchen/breakfast
room

Downstairs bathroom

Large inner hallway

Private rear garden

Single garage



Located in a no-through road with a green to the front sits this well presented 4 bedroom terraced family home being the centre of three properties. Bedroom 4 (currently a home office) was originally the bathroom and could be reinstated if required. It has a large lounge, re-fitted kitchen/breakfast room, large inner hallway that could double as an office, a large re-fitted bathroom, 3 double and 1 single bedroom, oak internal doors, garage and gardens.

PARTICULARS

Pathway through the front garden leading to a uPVC double glazed Georgian style door with obscure panel to the side through to:

HALLWAY

A good size hallway with consumer board and obscure double glazed window to the side. Oak door to:

LOUNGE

18' x 11' 6" (5.49m x 3.51m) Electric fire in a marble and limed oak surround, double glazed window to the front, radiator, oak door with glazed panels to:

INNER HALLWAY

A good size with space for study/office if required, stairs rising to the first floor with under stairs storage cupboard, shoe cupboard, radiator, double glazed door to the garden.

KITCHEN/BREAKFAST ROOM

15' 2" x 11' 6" (4.62m x 3.51m) Limed oak base and wall mounted units with ample work tops, stainless steel sink and drainer, plumbing and space for washing machine, tumble dryer and dishwasher, tall units with display shelving, space for fridge/freezer, space for oven with extractor over, double glazed window to the rear. The owner is happy to include all white goods in the sale at no additional cost, including the cooker, fridge/freezer, washing machine, tumble dryer and dishwasher.

BATHROOM

A good size room with vanity unit housing the wash hand basin, bath with shower over, W.C., built in storage cupboard, radiator, obscure double glazed window to the side.

LANDING

Large storage cupboard.

BEDROOM ONE

11' 7" x 8' 7" (3.53m x 2.62m) Double glazed window to the rear, radiator, large airing cupboard housing the boiler.

BEDROOM TWO

11' 6" x 8' 7" (3.51m x 2.62m) Double glazed window to the front, radiator.

BEDROOM THREE

11' 8" x 8' 6" (3.56m x 2.59m) Double glazed window to the front, radiator.

BEDROOM FOUR

8' 8" x 5' 9" (2.64m x 1.75m) Double glazed window to the rear, radiator.

EXTERNALLY

Fenced rear garden with patio area, lawn and shrubbery, outside tap, garden shed, gated access to the rear onto the drive with parking for one.

Garage en-bloc with up and over door.

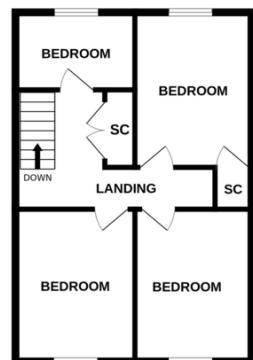
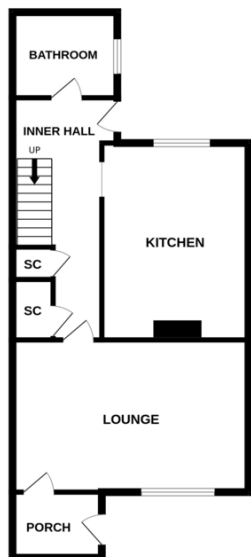
Front garden - hedging to the front and fenced, pathway and lawn.



GROUND FLOOR
705 sq.ft. (65.5 sq.m.) approx.



1ST FLOOR
475 sq.ft. (44.1 sq.m.) approx.



TOTAL FLOOR AREA : 1180 sq.ft. (109.6 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 C

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	78 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