



**Kennedy**  
&co.

**Myers Road**

Potton

SG19 2RG

**Asking Price Of £599,995**

Cul de sac location

Executive home

Four bedrooms

Three reception rooms

En-suite to the master

Re-fitted kitchen/breakfast room

Double garage

Mature garden



Cul de sac location off the main road, an executive four bedroom detached home on a good sized plot with mature garden. The property has been upgraded by the present owners making a lovely family home. In brief, the property provides a quiet cul de sac location off the main road located within easy reach of Potton town centre and all amenities within. With four good sized bedrooms, en-suite to the master, three reception rooms, re-fitted kitchen/breakfast room, utility room, downstairs cloakroom, mature gardens and double garage, this property is recommended for an immediate viewing.

Potton itself is a quaint market town located within easy reach of the larger towns of Biggleswade and Sandy. Potton has an array of shops, restaurants and public houses, doctors and dentist as well as schooling and many social clubs and events.

#### **PARTICULARS**

From the front, Upvc door with lead light to:

#### **HALLWAY**

Stairs rising to the first floor. Radiator with ornate cover. Coving. Timber effect flooring. Door to:

#### **CLOAKROOM**

Re-fitted W.C. Vanity unit housing the wash hand basin. Heated towel rail. Storage cupboard. Obscure window to the rear. Tiled flooring. Consumer board.

#### **LOUNGE/DINER**

16' 5" x 10' 9" (5m x 3.28m) Coal effect fire in a stone surround. Double glazed box bay window to the front. Two radiators. Patio doors to the:

#### **CONSERVATORY**

11' 5" x 11' 5" (3.48m x 3.48m) Double glazed windows and doors to the garden with a solid roof. Tiled flooring.

#### **STUDY**

10' 3" x 7' (3.12m x 2.13m) Double glazed window to the front. Radiator. Timber effect flooring to match the hallway.

#### **KITCHEN/BREAKFAST ROOM**

18' 9" x 10' 2" (5.72m x 3.1m) Re-fitted with cream base and wall mounted units and drawers with granite effect worktops. Bosch combination oven and hob with extractor over. Neff dishwasher. Composite sink, drainer and mixer tap. Tiled flooring. Double glazed window to the rear. Large pantry cupboard. Recessed lighting. Cupboard housing the boiler. Patio doors onto the garden. Space for table and chairs.

### UTILITY ROOM

Built to match the kitchen with base and wall mounted units. Wash hand basin. Double glazed UPVC door to the side. Neff washing machine and Hoover tumble dryer.

### LANDING

Double glazed arched window to the front. Storage cupboard. Radiator. Access to the part bordered loft space, loft ladder and pressurised tank system allowing good flow to the main bathroom and en-suite.

### BEDROOM ONE

17' 1" x 9' 7" (5.21m x 2.92m) Two double glazed windows to the rear. Two radiators, one with ornate cover. Built in wardrobes and drawer units.

### ENSUITE

Large vanity unit with cupboards housing the wash hand basin. W.C. Walk in shower. Tiled flooring. Heated towel rail. Double glazed obscure window to the side.

### BEDROOM TWO

11' 10" x 10' (3.61m x 3.05m) Double glazed window to the rear. Radiator.

### BEDROOM THREE

10' 3" x 8' 4" (3.12m x 2.54m) Double glazed window to the front. Radiator.

### BEDROOM FOUR

8' 1" x 6' 6" (2.46m x 1.98m) Double glazed window to the front. Radiator.

### FAMILY BATHROOM

Panelled bath with Aqualise shower and screen. Vanity unit housing the wash hand basin. W.C. Heated towel rail. Obscure window to the rear. Tiled flooring.

### EXTERNALLY

Double garage with power and lighting with up and over doors. The left hand side being automatic. Parking to the front.

Front garden borders with planting and shrubbery. Block paved to the side access.

Mature rear garden with block paving to large patio/eating area. Lawn area with raised borders of mature trees and shrubbery leading down to seating area with fixed gazebo.





#### **COUNCIL TAX BAND**

Tax band F

#### **TENURE**

Freehold

#### **LOCAL AUTHORITY**

Central Bedfordshire Council

#### **EPC**

TBC

#### **OFFICE**

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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.