



**Kennedy**  
& co.

Chapman Close

Potton

SG19 2PL

Asking Price Of £475,000

Four bedrooms (three doubles)

Detached

Kitchen/breakfast room

Utility

Large lounge

Dining room

Large single garage

Off road parking for three vehicles



A larger than average, extended four bedroom detached set within the heart of the market town of Potton and located on a corner plot in a quiet cul-de-sac. Within a short walk to the town the property offers many benefits including a private rear garden and larger than average garage alongside two reception rooms, large kitchen/breakfast room with separate utility, downstairs shower room and upstairs bathroom.

#### PARTICULARS

Door to:

#### ENTRANCE HALL

Tiled flooring. Electric meter.

#### LOUNGE

16' 7" x 16' (5.05m x 4.88m) Double glazed window to the front. Radiator. Stairs rising to the first floor. Recessed lighting. door to inner hallway. glazed doors to:

#### DINING ROOM

11' 6" x 8' 11" (3.51m x 2.72m) Double glazed window to the rear. Radiator. Door to:

#### KITCHEN/BREAKFAST ROOM

16' x 11' 3" (4.88m x 3.43m) Double glazed window to the rear. Range of fully fitted oak base and wall mounted units with ample work surfaces. Stainless steel sink and drainer with splash guard surround. Space for fridge/freezer. Space and plumbing for dishwasher. Laminate flooring. Gas fired boiler.

#### BREAKFAST AREA

Breakfast bar, glazed wall unit, laminate flooring, recessed lighting, window to the side, Patio doors to the rear garden. Door to:

#### UTILITY ROOM

7' 4" x 4' 2" (2.24m x 1.27m) Oak wall units, space and plumbing for washing machine, space for tumble dryer, sink with drainer and mixer tap, laminate flooring.

#### INNER HALLWAY

Recessed lighting, door to garage, door to:

#### SHOWER ROOM

Three piece suit comprising: Tiled shower cubicle, W.C. pedestal wash hand basin. Radiator. Extractor.

## LANDING

Access to the part boarded loft space. Airing cupboard housing the hot water tank.

## BEDROOM ONE

11' 1" x 9' 11" (3.38m x 3.02m) Double glazed window to the front. Range of mirror fronted wardrobes. Radiator.

## BEDROOM TWO

16' 11" x 7' 7" (5.16m x 2.31m) Double glazed windows to the front and rear. Radiator.

## BEDROOM THREE

10' 7" x 9' 11" (3.23m x 3.02m) Double glazed window to the rear. Radiator.

## BEDROOM FOUR

8' 1" x 6' 8" (2.46m x 2.03m) Double glazed window to the front. Radiator.

## BATHROOM

Three piece suite comprising: Panelled bath with shower over, pedestal wash hand basin, W.C. Radiator. Extractor.

## EXTERNALLY

Rear garden enclosed by fencing. Mainly laid to lawn with flower and shrubbery borders. Paved patio area with brick retaining wall. Raised pond. Outside cold tap. Shed with power. Greenhouse. Gated side access.

Garage - Up and over door, eaves storage, power and light. Double glazed window to the side. External cold tap to the front garden.

Front garden - Mainly laid to lawn. Driveway providing off road parking for three vehicles.



**COUNCIL TAX BAND**

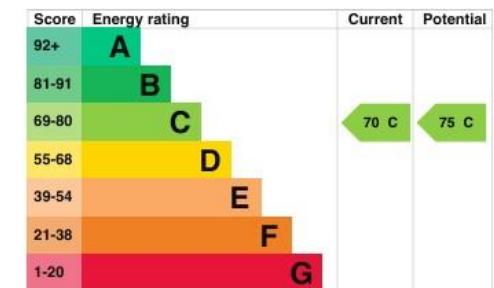
Tax band C

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council

**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 potential buyers/tenants are advised to recheck the measurements