





Judith Gardens

Potton

SG19 2RJ

Asking Price: £555,750

- Three bedroom detached chalet bungalow
- Sought after location
- Extended and modernised
- Three reception areas
- Open plan kitchen and breakfast room
- Lounge
- Master bedroom with en-suite
- Family bathroom and cloakroom







Kennedy & Co are delighted to offer for sale this nicely presented three bedroom detached chalet bungalow, tucked away in a corner position within the desirable and sought after Judith Gardens development.

Cherished and well maintained by the same owner for over 40 years, the property has been thoughtfully extended and modernised to create a spacious home. The ground floor offers three reception areas, including a delightful open plan breakfast room flowing into the kitchen, a separate dining room and a dual aspect lounge. Further benefits include a generous entrance hall offering flexible use, a downstairs cloakroom and multiple access points to the rear garden.

Upstairs, there are three well proportioned bedrooms, including a master bedroom with an en-suite, and a family bathroom.

Outside, a generous driveway leads to the garage and carport, complemented by an attractive lawned area. The standout feature is undoubtedly the generous, mature rear garden, an impressive and sociable space featuring raised decking with an integrated ornamental pond, additional paved seating area, a summer house, greenhouse and timber shed.

Viewing is certainly advised to truly appreciate this wonderful home.

PARTICULARS: UPVC entrance door with decorative double glazed inserts and matching obscure side panel opening into:

LARGE ENTRANCE HALL

Radiator, stairs rising to the first floor, communicating doors to the lounge and dining room, door to:

CLOAKROOM

Obscure UPVC double glazed window to side, radiator, low level WC, pedestal wash hand basin with mixer tap, tiled splashbacks.

LOUNGE

20'.5" x 12'.9" narrowing to 9'.4" Dual aspect room, UPVC double glazed duel aspect windows to sides, two large UPVC double glazed windows to front, two radiators, electric feature fireplace with wooden surround & marble hearth, coving to ceiling, built in storage cupboard, communicating doors to the entrance hall and kitchen.

KITCHEN/BREAKFAST ROOM

21' 7" x 10' 3" (6.58m x 3.12m) **Kitchen area:** UPVC double glazed window to the side, range of cream shaker style wall and base mounted units with solid wood work tops, integrated dishwasher, peninsula with open shelving, space for an under counter fridge/freezer, ceramic one and a half bowl sink and drainer with mixer tap, tiled splashbacks, freestanding range style cooker with five ring gas hob and stainless steel extractor fan, coving to ceiling, wide archway opening into:

Breakfast area: Two UPVC double glazed windows to side and rear, UPVC part glazed door opening to rear garden, ample space for dining table and chairs, continued cream shaker style wall and base units with solid wood work tops, glass fronted display cabinet, space and plumbing for washing machine/ tumble dryer, space for an under counter fridge/freezer, coving to ceiling. Door to:

DINING ROOM

11' 4" x 9' 9" (3.45m x 2.97m) UPVC double glazed sliding patio doors opening to rear garden, UPVC double glazed window to side, radiator, ceiling and wall mounted lighting, coving to ceiling, communicating door to kitchen and entrance hall.

FIRST FLOOR

LANDING

Access to boarded and insulated loft space, storage cupboard, communicating doors to:

MASTER BEDROOM

14' 0" x 10' 8" (4.27m x 3.25m) UPVC double glazed window to rear, radiator, eaves storage, recessed area ideal for fitted storage, door to:

ENSUITE

UPVC obscure double glazed window to side, fully tiled walls, heated towel rail, low level WC, pedestal wash hand basin, corner shower cubical, shaving point, shelving.

BEDROOM TWO

12' 8" x 9' 8" (3.86m x 2.95m) UPVC double glazed window to front, radiator, built in wardrobes with vanity unit

BEDROOM THREE

9' 5" x 9' 0" (2.87m x 2.74m) UPVC double glazed velux window to side, radiator.

FAMILY BATHROOM

UPVC obscure double glazed to the side, bath with hand held shower over, pedestal wash hand basin, low level WC, fully tiled walls, heated towel rail.

EXTERNALLY

Front: Patio area, lawned area with established trees, shrubs and planted borders, generous driveway, driveway leading to the attached garage with light & power, carport over, gated side access, external light.

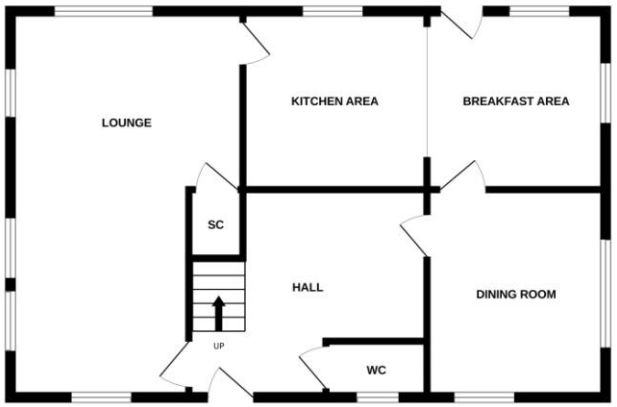
Rear: Generous, well established wrap around rear garden, fully enclosed by mature hedging, timber fencing and brick wall, mainly laid to lawn, mature trees, flower and shrub borders, raised timber decking with ornamental pond incorporated, paved seating area, timber summer house with power and lighting, greenhouse, timber shed, vegetable growing area, external light, electric points and tap, gated side access.



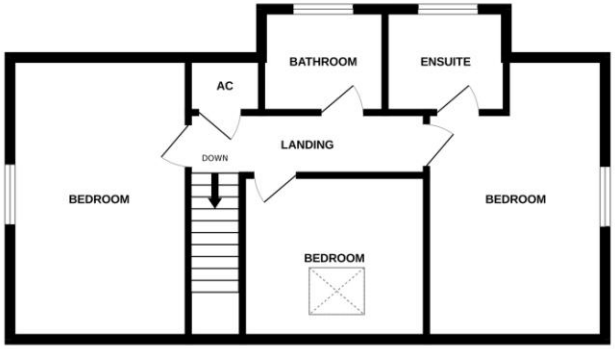




GROUND FLOOR
697 sq.ft. (64.8 sq.m.) approx.



1ST FLOOR
545 sq.ft. (50.6 sq.m.) approx.



TOTAL FLOOR AREA : 1242 sq.ft. (115.4 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 D

TENURE
Freehold

LOCAL AUTHORITY
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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 are 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