



Jakes View, Potton, SG19 2FU
£600,000

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LATCHAM ———
DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this stunning four bedroom detached home on a small private development of just nine similar detached homes.

Now, as well as only being a few years old and presenting in 'Show home' condition, the current owners decided to add even further touches to give this home a real 'WOW' factor.

Some of the upgrades to the already high quality finish are as follows- 'Karndean' flooring to the hallway and study/office, Water softener, extra units to the kitchen with solid oak worktop, replaced several radiators with Antique style and vertical radiators, Bespoke wardrobe to bedroom, Aqua Lisa shower to the En suite, Wall mounted EV charger and fully Re-landscaped rear garden.

There is a good sized entrance hall with Oak panelled doors to lounge, study, W.c and Kitchen/Family room. The kitchen/Family room is stunning with vaulted ceiling, a host of AEG appliances, additional units as already mentioned and Double French doors to the beautiful rear landscaped garden. A utility room completes the ground floor accommodation.

The first floor has a bright and airy galleried landing. All four bedrooms are good sized doubles with the master bedroom having the added benefit of an En Suite with an Aqua Lisa shower.

Outside the rear garden , having been fully Re-landscaped, is stunning. You have direct access to the oversized garage with power and lighting and a block paved driveway with parking for three cars and a wall mounted EV charging point.

This Cul De Sac offers space and unlike many newer developments feels spread out. The location is great as its set in the middle of the town and just a five minute walk to the centre. Potton is a thriving market town with many amenities, school, several pre-schools, doctors' surgery, family butchers, traditional hardware store, eateries, newsagents, vets and so much more. Sandy and Biggleswade stations are within a short drive.

An early viewing is highly recommended.

Entrance

Entrance Hall





W.c

Study/Office

11'4 x 9'9 (3.45m x 2.97m)

Lounge

17'6 x 12'4 (5.33m x 3.76m)

Kitchen/Family Room

28'3 x 12' (8.61m x 3.66m)

Utility Room

8'1 x 5'10 (2.46m x 1.78m)

First Floor

Landing

Bedroom One

16'2 x 10' (4.93m x 3.05m)

En Suite

Bedroom Two

11'6 x 11'6 (3.51m x 3.51m)

Bedroom Three

11'8 x 8'11 (3.56m x 2.72m)

Bedroom Four

11'1 x 9'10 (3.38m x 3.00m)

Family Bathroom

Outside

Rear Graden

Front Garden

Oversized Garage

22'1 x 9'8 (6.73m x 2.95m)

Agents Note



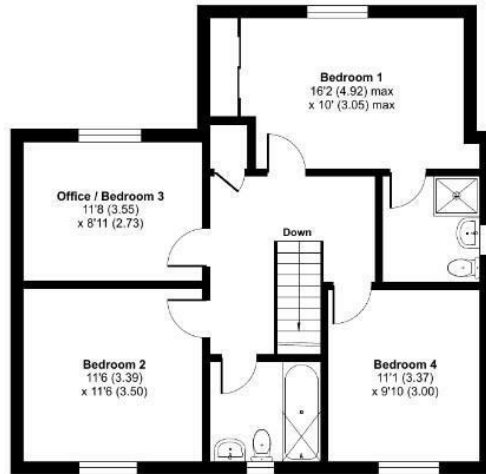
Jakes View, Potton, Sandy, SG19

Approximate Area = 1547 sq ft / 143.7 sq m

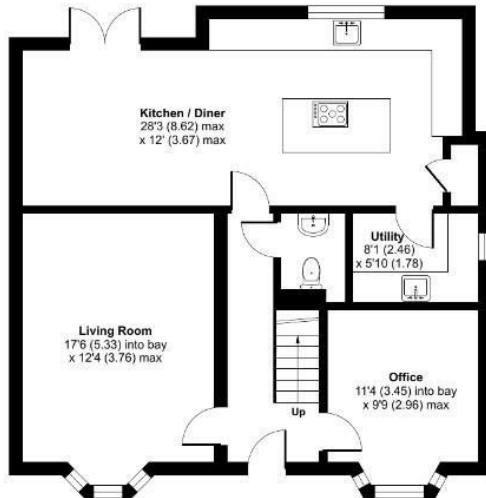
Garage = 213 sq ft / 19.7 sq m

Total = 1760 sq ft / 163.4 sq m

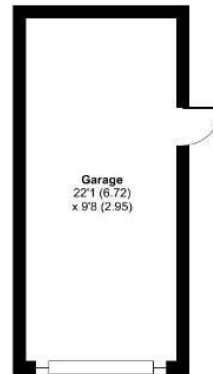
For identification only - Not to scale



FIRST FLOOR



GROUND FLOOR



GARAGE

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, Incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Latcham Dowling Ltd. REF: 1368875



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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