



The Paddocks, Potton, SG19 2QD
Offers over £460,000

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LATCHAM —————
————— DOWLING

ESTATE AGENTS

Latcham Dowling are delighted to offer for sale this beautifully presented four bedroom detached home that has undergone many improvements including the fully refitted kitchen and bathrooms and beautifully decorated throughout. This property is in wonderful condition and is ready to move into.

This wonderful property reflects a lovely balance between downstairs social space and upstairs living. The ground floor comprises of a kitchen, utility room, 13'6 x 10'9 dining room, W/C and a 17'5 x 11'3 Lounge complete with cast iron log burner. On the first floor includes the recently fitted family bathroom with walk-in shower and four bedrooms, all offering good size which makes this property the perfect family home.

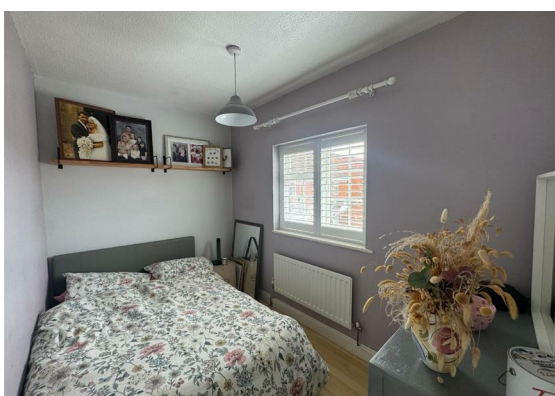
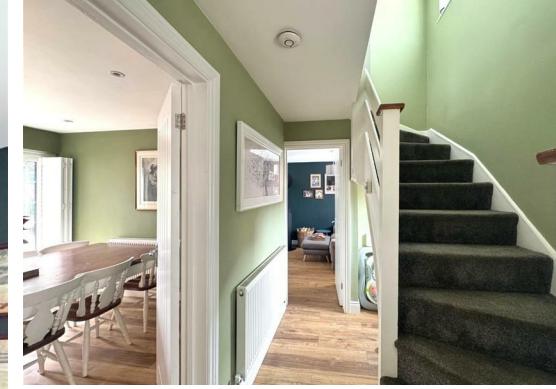
The landscaped garden is the perfect location for those gorgeous summer evenings and a real highlight being the Hot Tub with Pergola over. For convenience, the large private driveway offers off-road parking for 4/5 cars and offers access to the single garage, perfect for storage.

Outside the property boast Solar panels and a wall mounted EV Charger.

Potton is a market town with many amenities. It has a school, pre-schools, a doctors' surgery, butchers, hardware store, various eateries, a newsagent, two vets and so much more. In addition, Sandy and Biggleswade are within a 3 and 4 mile drive respectively and both offer mainline train stations to London St Pancras.

This is a lovely family home and an early viewing is recommended.

Front Aspect





Entrance Hall

W/C

Dining Room

13'6 x 10'96 (4.11m x 3.05m)

Kitchen

7'88 x 12'76 (2.13m x 3.66m)

Utility Room

Lounge

17'52 x 11'33 (5.18m x 3.35m)

First Floor Landing

Bedroom 1

10'33 x 11'07 (3.05m x 3.53m)

Bedroom 2

8'62 x 11'05 (2.44m x 3.48m)

Bedroom 3

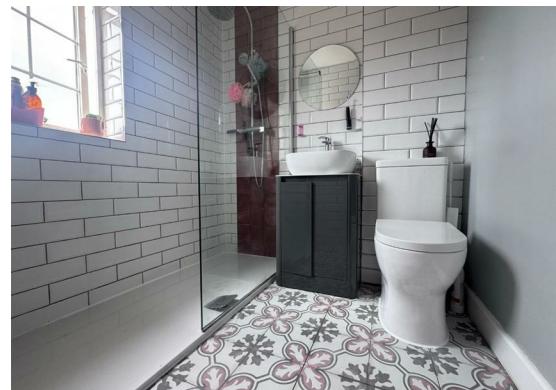
10'28 x 6'35 (3.05m x 1.83m)

Bedroom 4

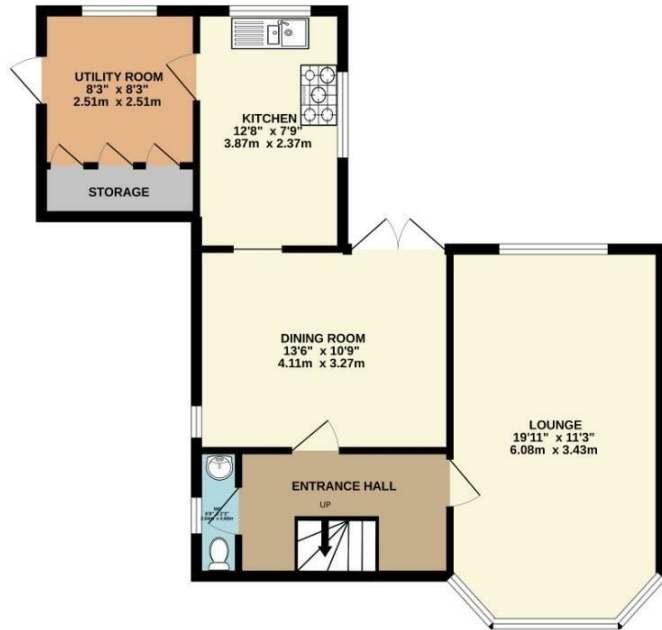
6'2 x 8'11 (1.88m x 2.72m)

Bathroom

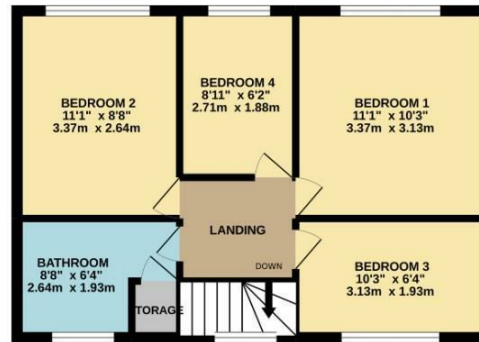
Rear Garden



GROUND FLOOR
643 sq.ft. (59.7 sq.m.) approx.

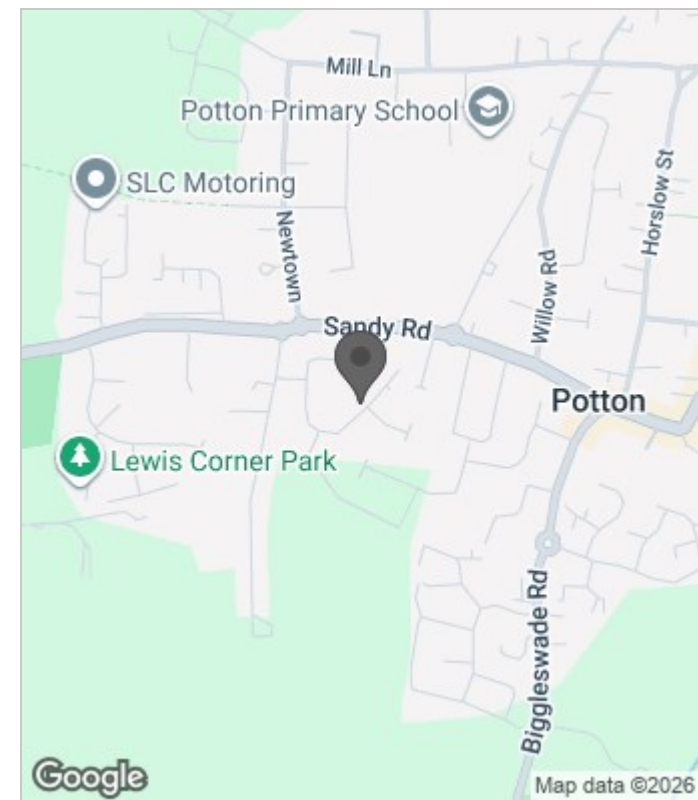


1ST FLOOR
437 sq.ft. (40.6 sq.m.) approx.



TOTAL FLOOR AREA: 1079 sq.ft. (100.3 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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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	84
(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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