



Everton Road, Sandy, SG19 2PA

£335,000



Nestled on Everton Road in the charming town of Potton, this delightful semi-detached cottage offers a perfect blend of comfort and convenience. With three generously sized bedrooms, this home is ideal for families or those seeking extra space. The property boasts two inviting reception rooms, providing ample room for relaxation and entertaining guests.

The fitted kitchen is well-equipped, making meal preparation a pleasure. Additionally, the loft room presents an excellent opportunity for a home office or a creative space, catering to the needs of modern living. The shower room is conveniently located, ensuring ease of access for all residents.

Outside, the property features a private gated driveway with parking for two vehicles, along with a garage for additional storage or vehicle accommodation. This added convenience is a rare find in the area.

Potton itself is a picturesque town, known for its friendly community and local amenities. Residents can enjoy a variety of shops, cafes, and parks, making it a lovely place to call home. Furthermore, the property



Entrance

Via double glazed door leading to dining room.

Dining room

11'0 x 9'8 (3.35m x 2.95m)
Double glazed window to front aspect. Radiator. Exposed brick wall. Wood effect flooring. Opening to kitchen and lounge.

Lounge

20'5 x 10'0 (6.22m x 3.05m)
Double glazed window to front aspect. Double glazed window to rear aspect. Two radiators. Brick built fireplace with tiled hearth and housing cast iron log burner.

Kitchen

9'7 x 8'6 (2.92m x 2.59m)
Double glazed window to side aspect. Timber 'stable' style door to rear lobby. Fitted range of base and eye level units with beech coloured worktops over. Inset ceramic sink drainer with mixer tap over. Integrated Bosch double oven. Four ring gas hob with extractor hood over. Tiled flooring. Built in store cupboard. Stairs to first floor accommodation.

Rear Lobby

Double glazed door to rear garden. Door to W.c.

W.c

W.c. Washbasin with vanity unit under. Tiled flooring. Wall mounted electric panel heater.

First floor

Landing

Doors to all bedrooms and shower room. Exposed timbers. Staircase to loft room.

Bedroom One

10'8 x 10'1 (3.25m x 3.07m)
Double glazed window to front aspect. Radiator.

Bedroom Two

10'3 x 10'1 (3.12m x 3.07m)
Double glazed window to front aspect. Radiator.

Bedroom Three

11'1 x 10'0 max (3.38m x 3.05m max)
Double glazed window to rear aspect. Radiator.

Shower room

Double glazed window to side aspect. Radiator. Double shower unit. W.c. Washbasin with vanity unit under. Airing cupboard housing Ideal gas combi boiler.

Outside

Rear garden

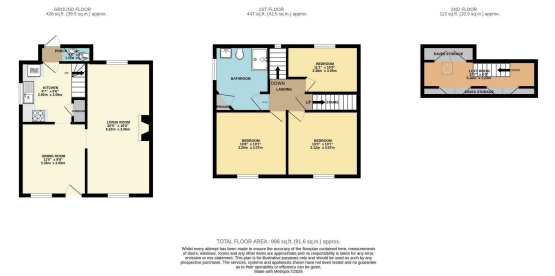
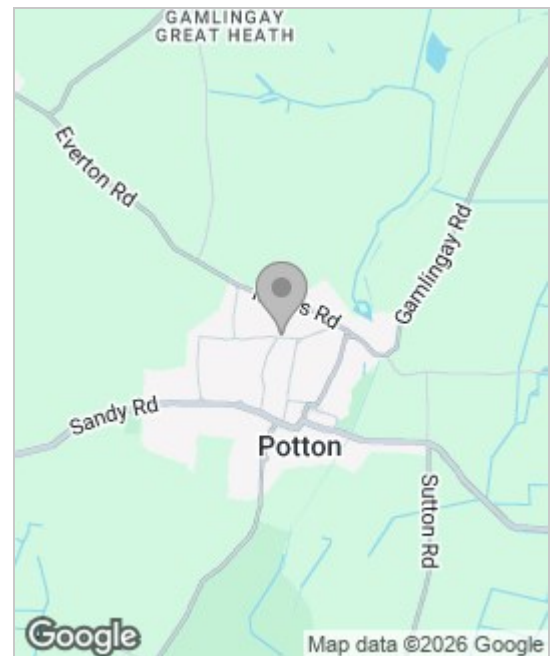
Patio area leading to lawned area with second small patio to far corner. Outside tap. Raised planter. Enclosed by fencing. Timber storage shed.

Driveway

Double gated driveway with parking and leading to garage.

Garage

19'9 x 8'9 (6.02m x 2.67m)
Timber garage with double doors to front and side door. Power and lighting.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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