



**Kennedy**  
&co.

**Byards Green**

Potton

SG19 2SB **CHAIN FREE**

**Offers In Region Of £440,000**

Four bedrooms

Detached

Ensuite and bedroom to the  
ground floor

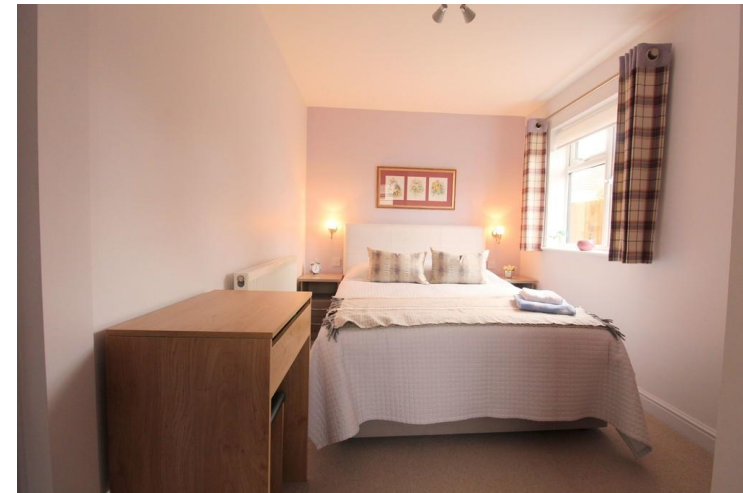
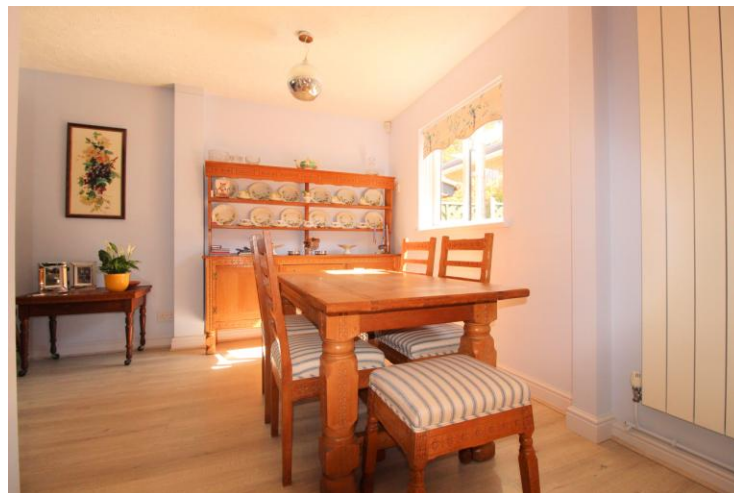
Three bedrooms upstairs

Family bathroom

Open plan downstairs  
accommodation

Kitchen, dining, lounge and  
day rooms

Quality fitments throughout



A beautifully presented four bedroom detached home, thoughtfully extended to the rear to create a spacious and versatile family living space. The ground floor offers a modern open plan layout, seamlessly connecting the kitchen and dining area, with a comfortable lounge and additional day room beyond perfect for everyday living and entertaining.

The current owner has made a number of high quality improvements, including a new kitchen with integrated appliances, a utility room, a new Vaillant boiler, and the addition of a ground floor bedroom with en-suite. The family bathroom has also been tastefully replaced.

This is a superb home that must be seen to be fully appreciated. Viewing is highly recommended through the clients sole agent, Kennedy & Co.

## **PARTICULARS**

Composite door leading to the:

### **HALLWAY**

Stairs rising to the first floor with under stairs cupboard and tailor made drawer unit, radiator.

### **UTILITY**

Space for washing machine and tumble dryer, obscure double glazed window to the front, wash hand basin with cupboards under, electric heater, extractor.

### **KITCHEN/DINER**

22' 12" x 9' (7.01m x 2.74m) A range of base and drawer units with ample work top surfaces with sink and swan neck tap. Wall mounted units some with glazed fronts and lighting. Integrated fridge, freezer and dishwasher, Bosch gas hob with extractor over,

grill, oven and microwave, double glazed window to the front, display lighting.

Dining area - Tall radiator, double glazed window to the rear.

### **LOUNGE AREA**

14' 6" x 11' 2" (4.42m x 3.4m) Flame effect fire, wall lighting, radiator, display shelving.

### **DAYROOM AREA**

12' 6" x 7' 1" (3.81m x 2.16m) Radiator, double glazed door and window to the garden, Velox window.

### **BEDROOM ONE GROUND FLOOR**

15' 2" x 8' (4.62m x 2.44m) Double glazed window to the side, wall lighting, built in cupboard, radiator.

### **ENSUITE TO BEDROOM ONE**

Three piece suite comprising: Shower with power shower over, vanity unit housing the wash hand basin, heated towel rail, Obscure double glazed window to the front, extractor.

### **LANDING**

Access to the loft space

### **BEDROOM TWO**

10' 8" x 10' 9" (3.25m x 3.28m) Double glazed window to the front, radiator, built in cupboard, wall lighting.

### **BEDROOM THREE**

14' 5" x 8' 3" (4.39m x 2.51m) Double glazed window to the front, radiator, fitted wardrobes.

### **BEDROOM FOUR**

13' x 6' 5" (3.96m x 1.96m) Double glazed window to the rear, radiator, built in cupboard and shelving.

### **FAMILY BATHROOM**

Obscure double glazed window to the rear, shower cubicle with power shower, panelled bath, vanity unit housing the wash hand basin, fitted cupboards and shelving, wall lighting, extractor, airing cupboard housing the gas fired Valliant boiler.

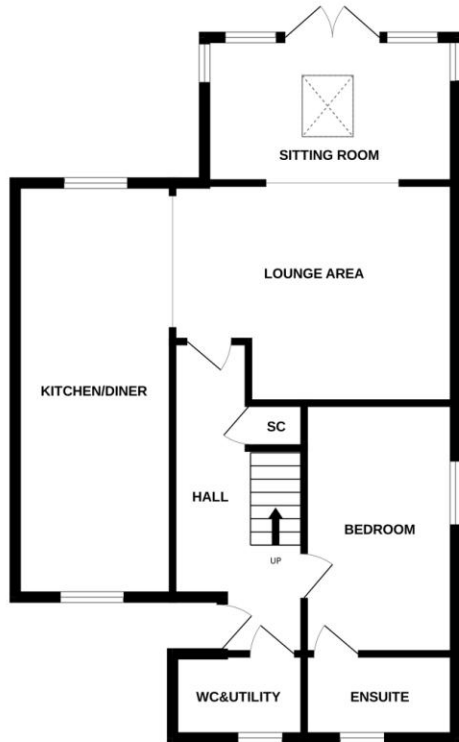
### **EXTERNALLY**

Rear garden laid to lawn with shrubbery, fenced and retaining wall, gated access to the side.

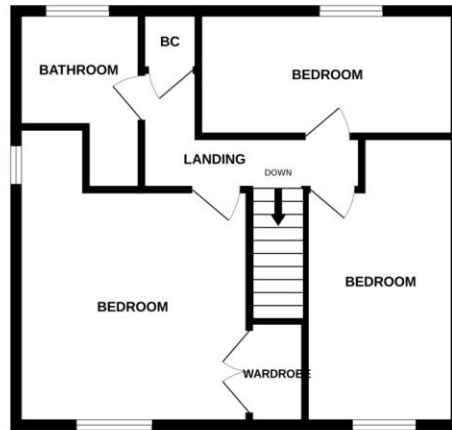
Front - low maintenance garden with off road parking.



GROUND FLOOR  
699 sq.ft. (64.9 sq.m.) approx.



1ST FLOOR  
498 sq.ft. (46.3 sq.m.) approx.



TOTAL FLOOR AREA: 1197 sq.ft. (111.2 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

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		
81-91	B		82 B
69-80	C	77 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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