



Berridge Fields, Potton, SG19 2FG
£575,000

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LATCHAM —————
————— DOWLING

ESTATE AGENTS

*****CHAIN FREE*****

****STUNNING FOUR BEDROOM DETACHED FAMILY HOME WITHIN THE EVER POPULAR 'CALA HOMES' DEVELOPMENT ON THE WESTERN EDGE OF THIS POPULAR GEORGIAN TOWN****

The property has a real "Wow" factor and the kitchen/family room is the real 'hub' of this family home and has a wonderful feel of space and a great area for entertaining. As you first walk in, the first thing that strikes you is the space on offer, with a large, bright reception hall, well proportioned reception room and as mentioned before the "STUNNING" open plan kitchen/ family room with contrasting work surfaces and a comprehensive range of integrated Bosch appliances (along with a separate utility room). The kitchen/ family room has a set of "French" doors that open directly out onto the rear garden, so this is the perfect combination for bringing the outdoors indoors!!

On the first floor, there is a large galleried landing that gives access to all four bedrooms, with en suites to both the first and second bedrooms and even a walk dressing room to the main bedroom.

This is a wonderful family home that offers great accommodation and has been built to a high specification with lots of extras like "Karndean" flooring and more.

There is an attractive rear garden offering a high degree of privacy and an extensive patio/ entertaining area.

To the front of the property, there is an extensive block paved driveway leading to the large integral garage.

Potton is a delightful market town that offers many amenities, such as a doctors surgery, school, several nurseries two convenience food stores, newsagents, butchers, hardware store, craft and gift shop as well as a host of eateries, takeaways and public houses. It is situated just 3 miles from Sandy and 4 miles from Biggleswade both of which have mainline train stations giving access to London St Pancras. Cambridge is approximately a 30 minute drive away.

Viewing is highly recommended to appreciate everything this fabulous home has to offer!!





Entrance

Entrance Hall

W.c

Lounge

17'6 x 10'4 (5.33m x 3.15m)

Kitchen/Family room

23'4 x 12'10 (7.11m x 3.91m)

Utility Room

First floor

Landing

Bedroom One

11'8 x 10'4 (3.56m x 3.15m)

En Suite

Bedroom Two

12'10 x 11'0 (3.91m x 3.35m)

En Suite

Bedroom Three

10'10 x 10'8 (3.30m x 3.25m)

Bedroom Four

10'5 x 8'1 (3.18m x 2.46m)

Family Bathroom

Outside

Rear Garden

Front Garden

Garage

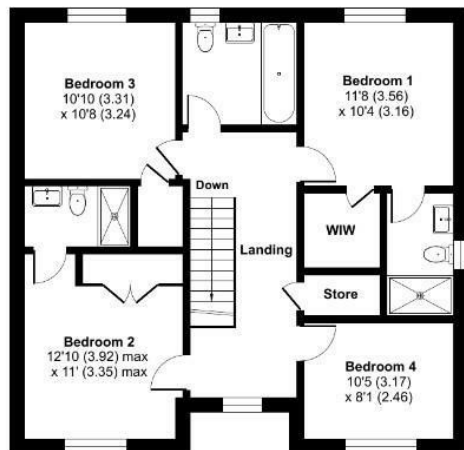
22'10 x 10'9 (6.96m x 3.28m)

Parking

Berridge Fields, Potton, Sandy, SG19

Approximate Area = 1450 sq ft / 134.7 sq m
 Garage = 240 sq ft / 22.2 sq m
 Total = 1690 sq ft / 157 sq m

For identification only - Not to scale

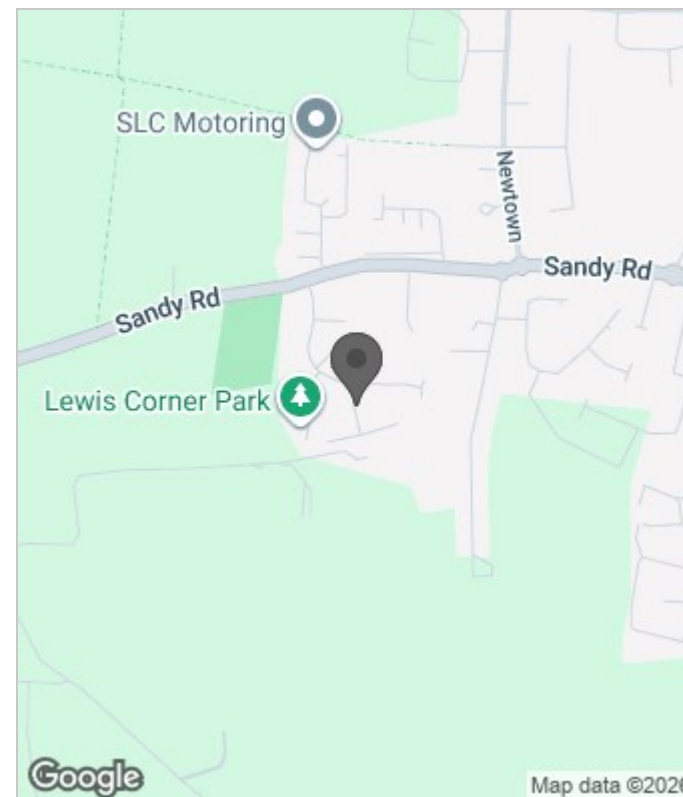


FIRST FLOOR



GROUND FLOOR

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: 1453529



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(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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