



Kennedy
&co.

Baker Avenue, Potton

SG19 2PJ

EPC: TBA

£375,000

Highly Desirable Extended Three
Bedroom Semi-Detached Home
Sought After Quiet Location

Entrance Hall

Spacious 17ft Sitting Room

Fantastic 21ft x 16ft Open Plan
Re-Fitted Kitchen/Family Area

Re-Fitted Modern Family
Bathroom

Enclosed Rear Garden

Timber Outbuilding with Power
& Light Connected

Driveway Providing Off Road
Parking For 2/3 Vehicles with
EV Charger



A fantastic opportunity to purchase this superb, very much improved and extended three bedroom semi-detached home, boasting spacious accommodation and re-fitted modern kitchen, plus a driveway providing off road parking for two/three vehicles and garage, ideally nestled away in a quiet sought after cul-de-sac location within walking distance of the town centre.

This superb property briefly boasts an entrance hallway, spacious 17ft lounge, fantastic very large 21ft x 16ft open plan re-fitted kitchen/diner/family room, re-fitted modern family bathroom and three bedrooms.

Other benefits include uPVC double glazing throughout and gas to radiator central heating with combination boiler.

Externally this brilliant property benefits from mono-block and shingle driveway providing off road parking for two/three vehicles with EV charging point, enclosed easy maintenance rear garden, timber outbuilding with power and light connected ideal as home office, and single garage with power and light connected.

Early viewings on this superb home are strongly encouraged.

PARTICULARS

uPVC obscure double glazed entrance door to:

ENTRANCE HALL

Two uPVC double glazed windows to side elevation, double panel radiator and single panel radiator, laminated wood effect flooring, stairs rising to first floor, coving to ceiling, communicating doors to:

LOUNGE

17' x 11' 4" (5.18m x 3.45m) Two uPVC double glazed windows to front elevation, single panel radiator, feature cast iron fireplace with wooden surround and marble hearth, coving to ceiling.

KITCHEN/BREAKFAST ROOM/FAMILY ROOM

21' 10" x 16' 9" (6.65m x 5.11m) uPVC double glazed window to side elevation and uPVC double glazed bi-folding doors to rear elevation, under floor heating, re-fitted modern kitchen comprising ceramic butler sink with mixer tap over, solid Quartz work surfaces with integrated drainer, range of base units incorporating built in washing machine and built in dishwasher with matching doors, built in double oven, built in 5 burner gas hob, space for American style fridge/freezer, further range of wall mounted units incorporating fitted stainless steel extractor hood, sunken spotlighting, laminated wood effect flooring, open plan design to family area.

FIRST FLOOR

LANDING

Access to loft space, built in double doored airing cupboard housing gas combination boiler, further built in storage cupboard, communicating doors to:

MASTER BEDROOM

11' 4" x 9' 6" (3.45m x 2.9m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling.

BEDROOM TWO

10' 4" x 9' (3.15m x 2.74m) uPVC double glazed window to rear elevation, single panel radiator, built in storage recess over stairs, coving to ceiling.

BEDROOM THREE

8' 4" x 7' 3" (2.54m x 2.21m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling.

BATHROOM

uPVC obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, re-fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over set into cupboard unit, panelled bath with mixer tap over plus fitted shower over, tiled to all splash areas, tiled wood effect flooring, coving to ceiling, sunken spotlighting.

EXTERNALLY

FRONT

Mono-block paved driveway providing off road parking for 1/2 cars, further shingled off road parking for 1 car with EV charging point and mature tree and shrub borders, double gates to side leading to:

SIDE STORE

Store area to side ideal for small car or motorcycles etc, access to garage plus gated access to:

REAR GARDEN

Fully enclosed easy maintenance rear garden, fully paved with shingled area, raised tree and shrub borders, raised garden fish pond, personnel door to:

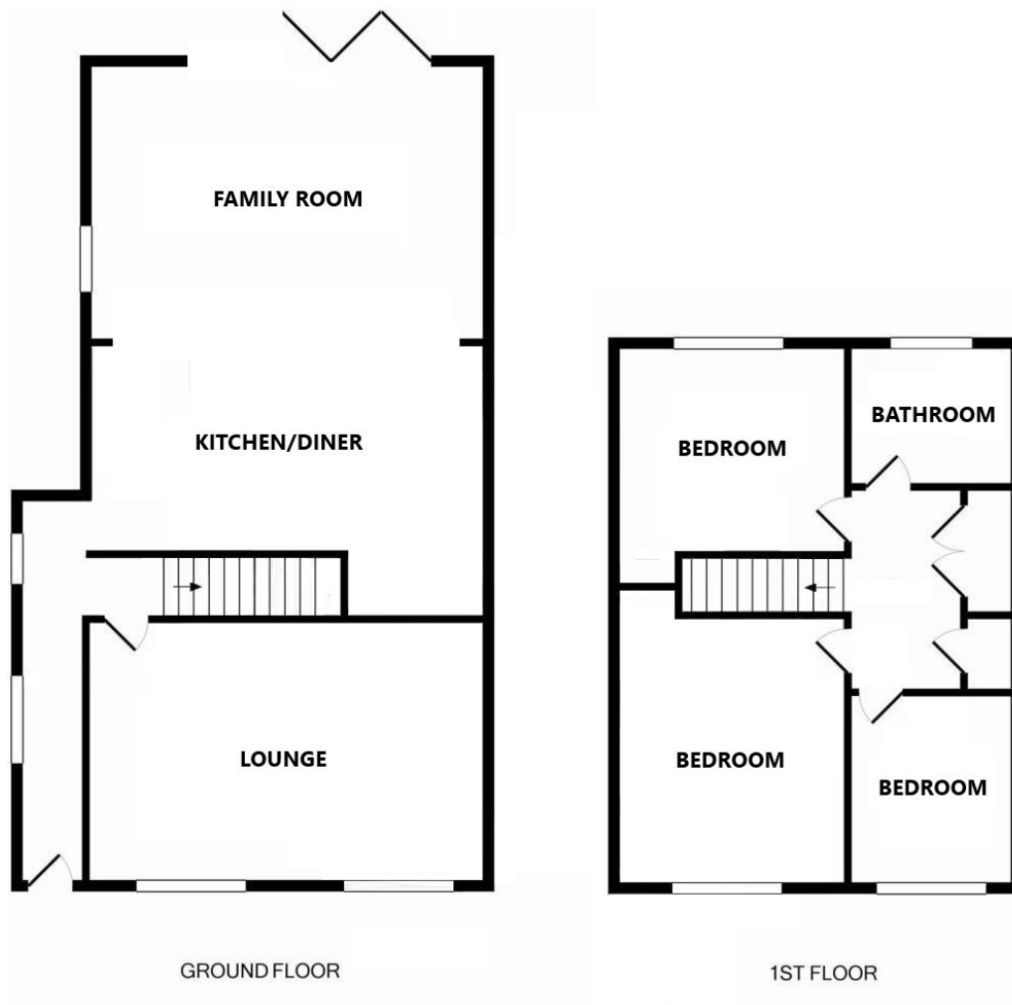
OUTBUILDING

9' 10" x 8' (3m x 2.44m) Timber outbuilding with power and light connected, dry lined and insulated ideal as home office, uPVC double glazed window to front elevation, adjoining covered storage area ideal for garden tools etc.

GARAGE

Single garage, double doors to front, power and light connected.





COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements