



Kennedy
&co.

Kitchener Grove

Potton

SG19 2FA

Asking Price Of £615,000

Four double bedrooms

Two ensuite shower rooms

Family bathroom

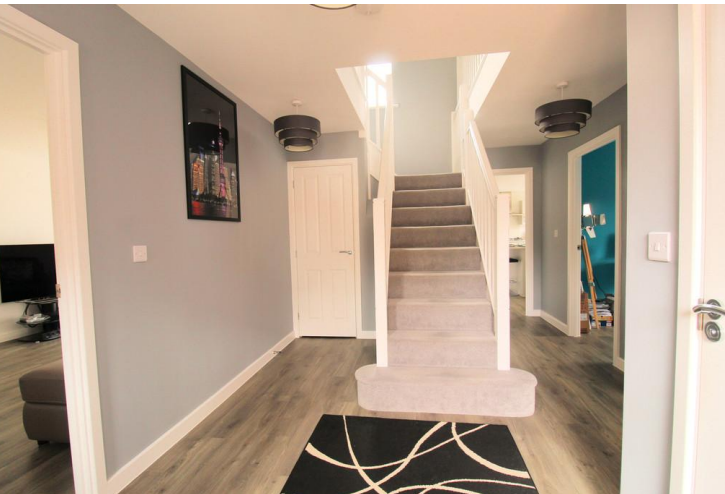
Three reception rooms

Stunning kitchen/breakfast room

Utility room

Elevated on a corner plot

Executive home



A marvellous opportunity to purchase this elevated, stunning executive 4 double bedroom home within a popular area of Potton of similar designs built by Messrs' Kier Homes. Known as The Canterbury (part of their executive designs), the property sits on a corner plot and elevated maintaining privacy which will be noted when viewing. Offering composite flooring to the whole of the ground floor, an impressive hallway, lounge, dining room and study with enough space for two people to comfortably work, a stunning kitchen/breakfast room with separate utility, two ensuite shower rooms, family bathroom, garage, EV charger and gardens.

PARTICULARS

Half glazed composite door through to:

HALLWAY

Impressive in size, double glazed window to the side, radiator, centre positioned staircase rising to the first floor, understairs cupboard.

CLOAKROOM

Double glazed obscure window to the front, pedestal wash hand basin, radiator, W.C.

LOUNGE

18' 5" x 11' 6" (5.61m x 3.51m) Double glazed picture window to the front, fireplace with mantle over, double glazed patio doors onto the rear garden, radiator.

DINING ROOM

11' 7" x 10' 1" (3.53m x 3.07m) Double glazed picture window to the front, radiator.

STUDY

11' 7" x 8' 1" (3.53m x 2.46m) A comfortable room with enough space for two people to work, double glazed window to the side, radiator.

KITCHEN/BREAKFAST ROOM

19' 5" x 12' 2" narrowing to 6'8" at the far end (5.92m x 3.71m) A stunning kitchen with a range of base and wall mounted units with Quartz work top surfaces, Franke stainless steel sink, mixer tap and drainer, AEG 6 ring gas hob with extractor over, AEG oven and grill, built in fridge and freezer, breakfast bar with base units under and Quartz worktop to match, two double glazed windows to the side, patio door to the garden, recessed lighting.

UTILITY ROOM

7' 4" x 5' 4" (2.24m x 1.63m) Units to match the kitchen/breakfast room with Quartz work top surfaces, plumbing for washing machine and space for tumble dryer, half glazed door to the garden, wall mounted Valliant boiler.

LANDING

Galleried landing with double glazed window to the garden, access to the loft, radiator, large storage cupboard.

BEDROOM ONE

12' x 10' 4" (3.66m x 3.15m) Full length fitted wardrobes, double glazed windows to the side and rear, radiator.

ENSUITE

Large walk in shower, vanity unit housing the wash hand basin, W.C., heated towel rail, radiator, double glazed obscure window to the side.

BEDROOM TWO

13' 9" x 11' 6" (4.19m x 3.51m) Double glazed window to the front, radiator.

ENSUITE

Walk in shower, pedestal wash hand basin, W.C., heated towel rail, double glazed obscure window to the rear.

BEDROOM THREE

14' x 10' 3" (4.27m x 3.12m) Double glazed window to the front, radiator.

BEDROOM FOUR

11' 7" x 10' 8" (3.53m x 3.25m) Double glazed window to the side, radiator.

BATHROOM

Three piece suite comprising: bath with hand held shower, wash hand basin, W.C., double glazed obscure window to the front, heated towel rail.

EXTERNALLY

Rear garden: laid to lawn in two areas, patio area, gated access to the front.

Single garage with parking for two vehicles, E.V charging point.

Front garden: border with shrubbery, purpose built ramp to the doorway with iron railing. shrubbery to the side gardens.





COUNCIL TAX BAND

Tax band

TENURE

Freehold

LOCAL AUTHORITY

Score	Energy rating	Current	Potential
92+	A		93 A
81-91	B	85 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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 are 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