



68 Meadow View, Potterspury, NN12 7PJ

Offers Over £400,000

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Set on a prominent corner plot, this extended three double bedroom detached home offers flexible living space both inside and out.

With a kitchen/breakfast room, separate dining room and living area, the layout works particularly well for family life and entertaining, with direct access from the house into the rear garden.

Upstairs, all three bedrooms are doubles, with the principal bedroom benefiting from fitted wardrobes and its own shower room, alongside a separate family bathroom.

Outside, established front and rear gardens provide plenty of space to enjoy, complemented by off-road parking and gated access to further hardstanding.

At the bottom of the garden, the converted and insulated former garage is currently used as a cinema room, offering a fantastic additional space that could equally work as a home office, gym, games room or hobby room.

A timber log cabin with integrated BBQ provides another great space for year-round entertaining.

Key Features

- Extended Three Double Bedroom Detached Home
- Prominent Corner Plot
- Kitchen/Breakfast Room With Utility Area
- Separate Lounge & Dining Room
- Principal Bedroom With Private Shower Room
- Established Rear Garden with Patio, Lawn & Log Cabin
- Gated Block-Paved Driveway & Off-Road Parking
- Converted Garage – Currently a Cinema Room
- Ground Floor Cloakroom





Entrance Hall

Entered via the front door into a welcoming entrance hall with attractive wood-effect flooring, continuing through into the main hallway. Stairs rise to the first floor, with access to the ground-floor cloakroom and principal reception rooms.

Cloakroom

Conveniently positioned off the entrance hall, fitted with a low-level WC and wash hand basin, with a window providing natural light and useful built-in storage.

Kitchen/Breakfast Room

4.65m x 3.43m (15'3" x 11'3")

A bright and welcoming kitchen/breakfast room, creating a sociable space for everyday family life. Fitted with a range of wall and base units with tiled splashbacks, incorporating a NEFF double oven, hob with extractor over, integrated dishwasher, and one-and-a-half bowl sink with mixer tap.

Windows to the front and side allow plenty of natural light, while French doors open directly onto the rear garden. A useful understairs cupboard provides additional storage, with a door leading through to a separate utility area, offering further storage and space for a freestanding washing machine and tumble dryer, currently stacked.





Dining Room

4.67m x 3.25m (15'4" x 10'8")

A wonderfully sociable space, with a window to the front and patio doors opening directly onto the rear garden, creating a lovely connection between indoors and out.

A gas fire set within the chimney breast provides an attractive focal point, while an open archway flows through into the living room, making the two spaces ideal for both everyday family life and entertaining.



Living Room

4.67m x 3.56m (15'4" x 11'8")

A spacious and inviting living room enjoying plenty of natural light from windows to both the front and rear.

A contemporary gas fire inset into the wall creates a stylish focal point, while the open archway through to the dining room gives the two rooms a lovely sense of flow, creating a versatile and sociable space for relaxing and entertaining.



Principle Bedroom

3.53m x 3.28m (11'7" x 10'9")

A generous double bedroom positioned to the rear of the property, with a window overlooking the garden. Fitted wardrobes with sliding doors provide excellent storage, while a door leads directly through to the adjoining shower room.

Shower Room

3.51m x 1.3m (11'6" x 4'3")

A well-appointed shower room featuring a generous double shower enclosure and wash hand basin set within a vanity unit providing useful storage below. A window to the front provides natural light and ventilation.



Bedroom Two

3.56m x 3.43m (11'8" x 11'3")

A well-proportioned double bedroom positioned to the front of the property, with a window providing plenty of natural light. The room also benefits from access to the airing cupboard, providing useful additional storage.

Bedroom Three

3.56m x 3.28m (11'8" x 10'9")

A further double bedroom positioned to the front of the property, with a window providing natural light. Currently arranged as a combined home office and gym, the room offers excellent flexibility and could equally serve as a comfortable double bedroom, guest room or dedicated workspace.



Bathroom

2.39m x 1.55m (7'10" x 5'1")

A stylish family bathroom with a window to the rear, comprising a bath with shower mixer over and glazed shower screen, together with a wash hand basin set within a vanity unit providing useful storage. Part-tiled walls complete the room.

Outside - Front & Parking

Occupying a generous corner position, the property benefits from lawned garden wrapping around the front and side, giving a pleasant sense of space on approach. A block-paved driveway provides off-road parking and benefits from a Hypervolt EV charging point, with double gates opening to additional block-paved hardstanding extending into the rear garden.



Outside - Rear Garden

The generous rear garden has been thoughtfully arranged to offer different spaces for relaxing, entertaining and family life. A paved patio immediately adjoining the house is easily accessed from both the kitchen/ breakfast room and dining room, providing a naturally shaded spot for outdoor dining and relaxing on warmer days.

The garden is predominantly laid to lawn, with a step down towards the far end leading to a further patio adjoining the garden room. This area enjoys a sunnier position, creating a lovely sun-trap and an alternative place to sit and entertain throughout the seasons.



Outside - Garden Room / Cinema Room

Originally the garage, this fantastic additional space has been converted to create a versatile garden room, currently enjoyed as a cinema and leisure room. Considerable insulation was incorporated as part of the conversion, helping to create a comfortable and well-insulated space particularly suited to watching films, playing music or simply escaping to a quieter part of the home. French doors open directly onto the adjoining patio, while the room could equally lend itself to use as a home office, gym, games room or hobby space. A separate section of the original garage has been retained for useful storage, with additional shed storage positioned behind.



Outside - Log Cabin

Completing the garden is a characterful timber log cabin with an integrated BBQ, creating a fantastic indoor/outdoor cooking and entertaining space. Offering a sheltered place to gather whatever the weather, it extends the usability of the garden into the cooler months and adds another distinctive lifestyle feature to the property.





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