



JOSHUA JAMES

ESTATE AGENTS

Hutchinson Rise, Potton SG19 2DZ

Asking Price £550,000

5 3 1

- Beautifully Presented Detached Family Home
- Shower En-Suite & Two Further Bathrooms
- Fitted Kitchen / Breakfast Room
- Open Views to Pegnut Wood & Play Area
- Walking Distance to all Local Amenities
- Five Double Bedrooms
- 20ft Sitting Room
- Cloakroom & Utility Room
- Single Oversized Garage & Parking
- Balance of NHBC Guarantee



An exceptional modern detached family home offering five well-appointed double bedrooms, three bathrooms, and versatile living spaces across three floors, perfect for contemporary family life. This property boasts a stylish sitting room with bespoke entertainment features, a spacious kitchen/breakfast room with high-gloss units and integrated appliances, and a dedicated utility room. Outside, you'll find a single garage, a double-width driveway, and views towards "Pegnut" Wood.





TOTAL FLOOR AREA: 1914 sq. ft. (177.8 sq.m.) approx.
 Whilst every effort 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 misstatement. This plan is for guidance 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	85	
(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	