



Blane Place, Potton - SG19 2FQ

Guide Price £535,000



HARVEY
ROBINSON

- STUNNING MODERN DETACHED FAMILY HOME
- 29FT OPEN PLAN KITCHEN/FAMILY ROOM
- FOUR DOUBLE BEDROOMS
- DUAL-ASPECT LOUNGE
- ENSUITE AND FAMILY BATHROOM
- CLOAKROOM AND UTILITY ROOM
- ENCLOSED REAR GARDEN
- GARAGE AND DRIVEWAY
- CORNER PLOT
- SOUGHT AFTER MARKET TOWN LOCATION

LOCATION AND AMENITIES

Blane Place is well positioned for all of Potton's amenities, including the attractive market square which hosts a variety of independent local businesses. These include a range of shopping facilities such as a Tesco Express, butcher, baker, ironmonger and hair salon, along with a selection of pubs and restaurants.

Local schooling is well catered for with Potton Lower School and Burgoyne Middle School nearby. Potton also offers convenient access to the nearby towns of Biggleswade and Stevenage, while mainline train stations at Sandy and Biggleswade provide direct services into London King's Cross in under 45 minutes. The A1 is located approximately three miles away, offering excellent road links both north and south.





This beautifully presented detached family home forms part of the popular Market Reach development in the sought after market town of Potton. Constructed by the well-regarded Mulberry Homes in 2022, the property offers modern, well-balanced accommodation ideally suited to family living.

The home is centred around a welcoming entrance hall which leads to an impressive dual aspect lounge measuring approximately 18ft, creating a bright and comfortable space to relax. The true hub of the home is the outstanding 29ft triple aspect kitchen, dining and family room. This impressive open plan space is flooded with natural light and has been thoughtfully designed to provide the perfect setting for both everyday living and entertaining. The ground floor accommodation is further complemented by a useful utility room and a downstairs cloakroom.

Upstairs, the property offers four well-proportioned bedrooms along with a modern family bathroom. The principal bedroom benefits from its own ensuite shower room.

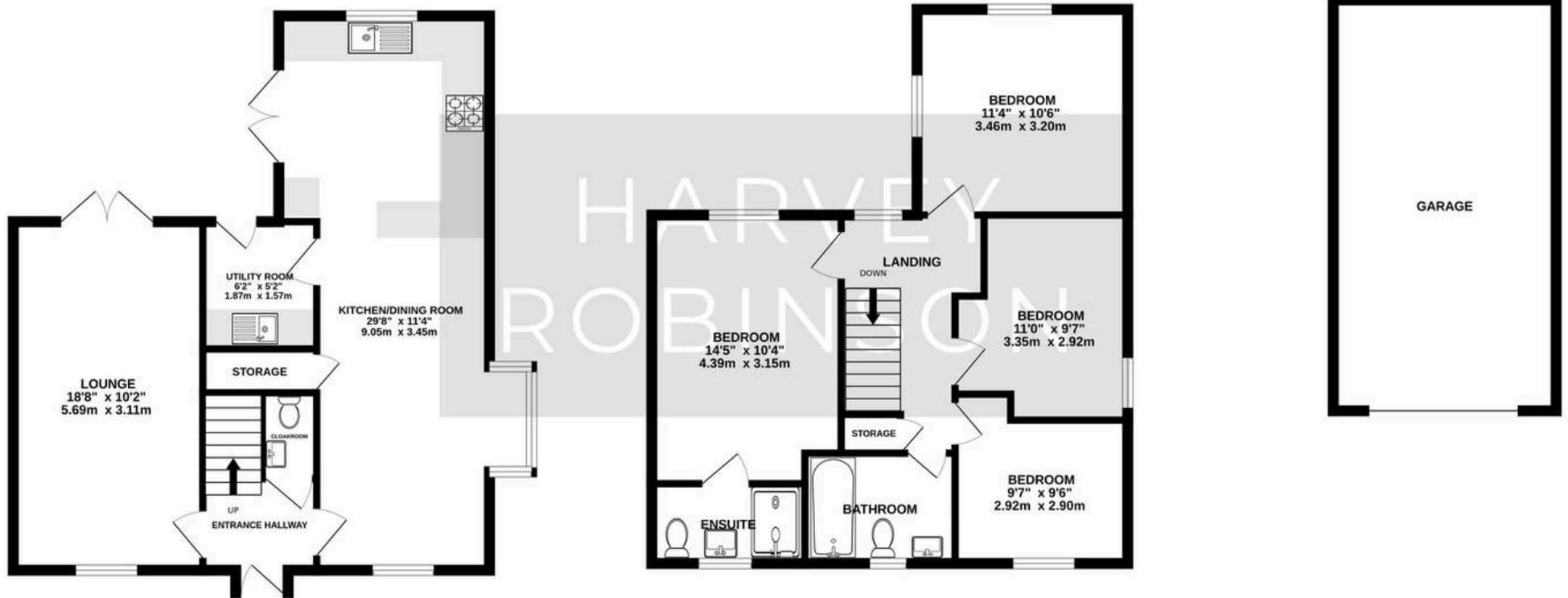
Occupying an attractive corner plot, the property enjoys a private enclosed rear garden with a walled boundary, providing an ideal outdoor space for relaxing and entertaining. To the side of the property there is a garage and driveway providing off road parking.



GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.

FIRST FLOOR
603 sq.ft. (56.0 sq.m.) approx.

GARAGE
264 sq.ft. (24.6 sq.m.) approx.



TOTAL FLOOR AREA : 1487 sq.ft. (138.1 sq.m.) approx.

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FAQ'S

Property Tenure: Freehold

Property Built: 2020

Council Tax Band: E

Primary School Catchment: Potton

Secondary School Catchment: Sandy Secondary or
Stratton Upper

Management Estate Charge: £300 PA

What3Words Location: [:///differ.dash.trump](https://www.what3words.com/locate/:///differ.dash.trump)

SERVICES

Heating: Gas Central Heating

Electricity: Mains

Water: Mains

Sewage: Mains

Broadband: Fibre to the premises

TRAVEL

Distance to A1: 3.5 miles

Sandy Railway Station: 3.3 miles

Cambridge: 18.7 miles

Bedford: 12.8 miles

London: 49.1 miles

