



Kennedy
&co.

Ingle Crescent

Potton

SG19 2FY

Asking Price Of £620,000

Stunning and immaculate

4 Bedroom detached home

High-quality fitments and
improvements

Double fronted

Overlooking the Green

Large kitchen/dayroom

Two reception rooms

Gymnasium



A double fronted, four double bedroom detached family home over looking the green on a popular small development built by Dandara Homes. This family home is every bit a stunning, immaculate home with upgraded improvements to a high quality as you can see from the photographs (a full list is available). A viewing of this stunning home is certainly recommended and we are sure you will not be dissappointed.

PARTICULARS

Storm porch with lighting, composite door leading through to:

ENTRANCE HALL

Stairs rising to the first floor with tailor made drawer storage units under, radiator, door to:

CLOAKROOM

Wall mounted wash hand basin, radiator, W.C., extractor.

STUDY

11'1" x 6'5" Double glazed window to the front with shuttering, radiator, acoustic timber panelling to the far wall.

LOUNGE

15' x 11'7" Box bay double glazed window to the front with shuttering, radiator.

KITCHEN/DAY ROOM

30'8 x 11'7" This is the whole width across the rear of the property with two double glazed windows and patio doors onto the rear garden giving plenty of light.

A high spec kitchen (upgraded from the original) with high gloss base and wall mounted units with granite worktop surfaces and splash guard surround, stainless steel sink, white Smeg induction hob with extractor over, oven, microwave and grill, large built in Miele fridge/freezer, built in dishwasher, large center island providing further work top surfaces and seating, recessed lighting, large storage cupboard, cupboard, two radiators.

UTILITY ROOM

6'1" x 6' Base and wall mounted units to compliment the kitchen, space and plumbing for washing machine, space for tumber fryer, double glazed door to the garden.

LARGE LANDING

Radiator, access to the loft space.

BEDROOM ONE

15'3" x 13'5" Double glazed window to the front with shuttering, fitted full length wardrobes, radiator.

ENSUITE

Large walk in shower with glazed screening and fully tiled, heated towel rail, obscure double glazed window to the front.

BEDROOM TWO

11'4" x 11'4" Double glazed window to the front with shuttering, storage cupboard, radiator.

BEDROOM THREE

11'9" x 10'4" Double glazed window to the rear with electric blinds fitted, glass fronted built in wardrobe, radiator.

BEDROOM FOUR

13'8" x 8'10 Double glazed window to the rear with electric blinds, radiator.

FAMILY BATHROOM

Bath with shower over (full tiled), W.C., wash hand basin, splash guard surround, tiled flooring, heated towel rail, obscure double glazed window to the rear.

EXTERNALLY

REAR GARDEN

Upgraded from the original providing: a large patio and pergola area with fitted lighting, lawn area, dedicated BBQ area with worktop, covered decked seating area for dining or socialising with power for T.V and drinks fridge, walled to one side with gated access to the off road parking for two, personal door to the gymnasium.

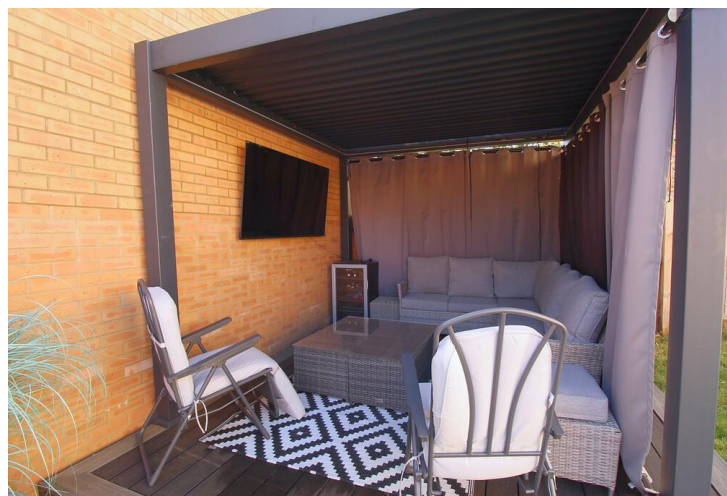
GYMNASIUM (FORMALLY THE GARAGE)

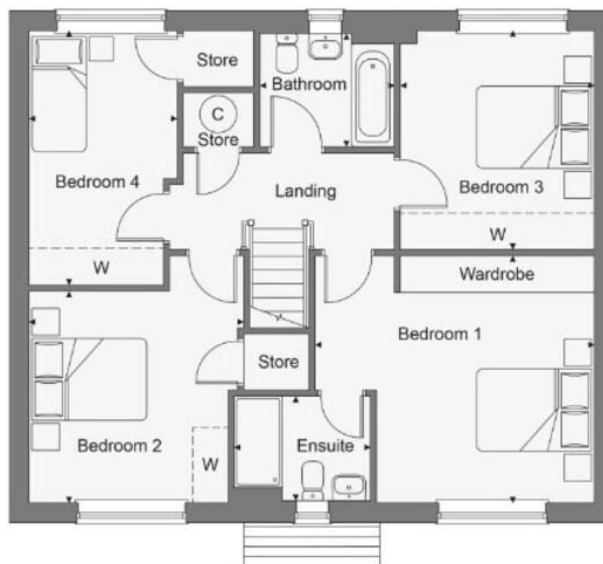
Detached (formally the garage) and now professionally converted to a gymnasium with gymnasium flooring, fully insulated dry lined walls and ceiling with small loft area, mirrored wall, power and lighting, original up and over door to the front, door to a large store room currently used as a pantry, power and lighting.

FRONT GARDEN

Path with fitted lighting overlooking the green, lawn area.

AGENTS NOTE: Please see list of improvements/upgrades added.





COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

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

OFFICE

10 Market Square
Potton
Bedfordshire
SG19 2NP

T: 01767 262729

E: potton@kennedyestateagents.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.