LATCHAM DOWLING

ESTATE AGENTS



Judith Gardens, Potton, SG19 2RJ

£495,000

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Nestled in the highly desirable Judith Gardens in Potton, this charming house presents an exceptional opportunity for those seeking a beautiful family home. Boasting three spacious reception rooms, this property offers ample space for relaxation and entertainment. The heart of the home is undoubtedly the stunning 20-foot kitchen/breakfast room, which is fully fitted with a multitude of modern appliances, making it a delight for any culinary enthusiast.

With three well-appointed bedrooms, this residence provides comfortable living for families or those wishing to have extra space for guests. The property features two bathrooms, ensuring convenience for all occupants. Additionally, the house is designed with energy efficiency in mind, equipped with solar panels, battery storage, and an electric vehicle charger, making it both environmentally friendly and cost-effective.

For those who work from home, the outside office/studio is a fantastic addition, providing a quiet and dedicated space to focus on work without distractions. The property also includes parking for two vehicles, adding to the convenience of this lovely home. The garden has been landscaped to a high standard making a great place to entertain.







Entrance
Via composite front door to entrance hall.

Entrance Hall
Tiled flooring. Vertically wall mounted radiator. Stairs to first floor.

Shower room/W.c
Double glazed window to rear aspect. Heated chrome towel rail. Tiled flooring. Extractor fan. White suite comprising of corner shower, W.c and washbasin with vanity storage under.

Lounge/diner
20'5" x 9'8" (6.22m x 2.95m)
Triple aspect room with double glazed windows to either side aspect. Two double glazed windows to front aspect. Two radiators. Large understairs cupboard housing solar panel storage battery. Wood effect flooring. Opening to kitchen/breakfast room.

Kitchen/breakfast room
20'4" x 9'9" (6.20m x 2.97m)
Window to rear aspect. Glazed door to rear aspect and leading to lounge/family room. Double glazed door to side aspect. Vertically mounted wall radiator. Extensive range of High gloss base and eye level units with contrasting worktops over. Wine rack. Range of integrated appliances including, Neff oven, Neff microwave/combi, dishwasher, washing machine, tall fridge freezer as well as a second freezer. There is a fiver ring AEG gas hob with Neff extractor over and a stainless steel back plate. Recessed spotlights. Wood effect flooring.

Family room/lounge
18'7" x 9'7" (5.66m x 2.92m)
Double glazed French doors to rear aspect. Double glazed windows to both side aspects. Three roof lights complete with blinds. Two vertically mounted wall radiators. Wood effect flooring.

First floor

Landing
L shaped landing. Access to loft space. Large storage cupboard housing gas boiler. Further storage cupboard. Doors to all bedrooms and shower room.

Bedroom one
12'5" x 9'8" (3.78m x 2.95m)
Double glazed window to front aspect. Radiator. Bespoke range of full length wardrobes with shelving and hanging space. Wood effect flooring.

Bedroom two
13'2" x 8'7" (4.01m x 2.62m)
Double glazed windows to both front and rear aspects. Radiator. Wood effect flooring. Fitted wardrobe with hanging space and shelving.

Bedroom three
8'7" x 6'7" (2.62m x 2.01m)
Double glazed window to rear aspect. Radiator. Wood effect flooring.

Shower room
Double glazed window to rear aspect. Heated chrome towel rail. Walk in double shower unit. Washbasin with vanity storage under. W.c with enclosed cistern. Extractor fan.

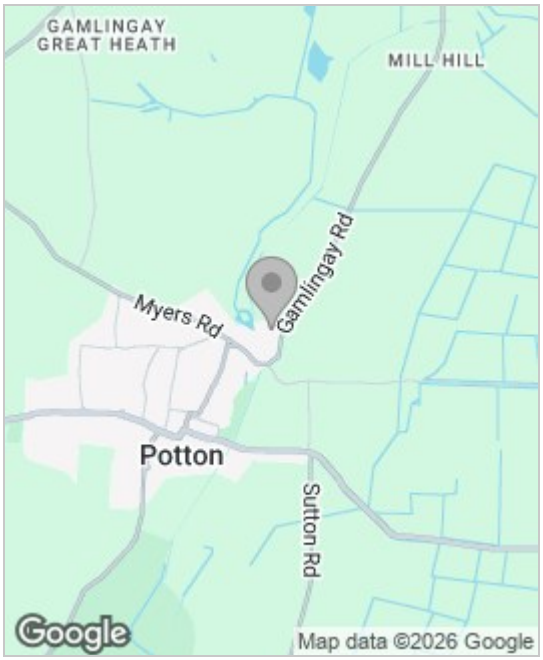
Outside
Beautiful landscaped rear garden that is set into distinctive areas.

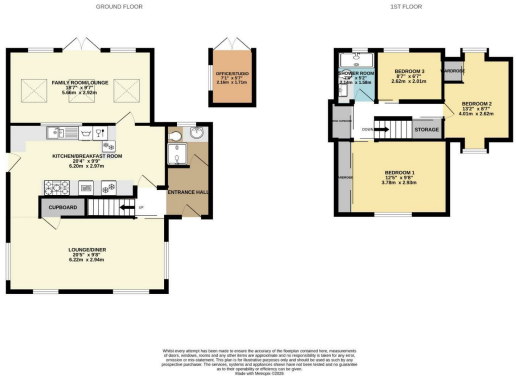
Rear garden
Beautiful landscaped rear garden that is set into distinctive areas. There is a raised composite decked area. A further patio area with outside power. Small stone walling. BBQ area. Double French doors to office/studio. 8 x 10 timber shed. Gated access to front.

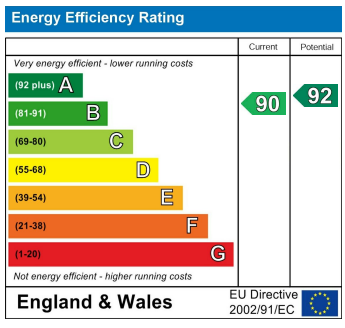
Office/studio
7'1" x 5'7" (2.16m x 1.70m)
A perfect space to use as an office, craft room or whatever you choose. Plastered and has power and lighting. Wall mounted electric panel heater.

Front garden
Laid to shingle providing parking for two cars. Shrub border. Electric wall mounted EV charger.

Agents Notes
Solar panels were installed in January 2025 and are owned not leased. There is also the real benefit of a 5kwh battery storage unit.







These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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