



**Kennedy**  
&co.

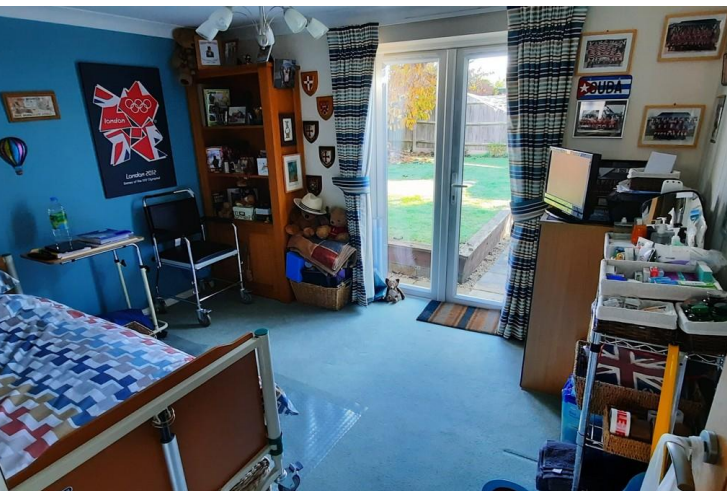
## Downside Gardens

Potton

SG19 2RE

Asking Price Of £350,000

- Corner Plot
- Extended to the Ground Floor
- Flexible & Spacious Living Accommodation
- Three / Four Bedrooms
- 22ft x 16ft Sitting Room
- Kitchen / Breakfast Room
- Separate Dining Room / Bedroom Four
- Conservatory



Occupying a corner plot is this greatly extended three / four bedroom family home, offering flexible and spacious living accommodation. Benefiting from downstairs shower room, 22ft x 16ft sitting room, kitchen / breakfast room, conservatory and separate dining room / bedroom four room. To the first floor are three bedrooms and family shower room. Externally there is a good size enclosed rear garden with separate seating area and single garage en-bloc.

Part glazed entrance door opening into:

#### **RECEPTION HALLWAY**

Stairs rising to the first floor, slate flooring, radiator, Oak effect doors opening into:

#### **SHOWER ROOM**

Fitted three piece suite comprising low level Wc, pedestal wash hand basin and enclosed and fully tiled shower cubicle, heated towel rail, extractor fan, slate flooring.

#### **SITTING ROOM**

22' 3" x 15' 11" (6.78m x 4.85m) Being of an excellent size, twin Upvc double glazed windows to the front aspect, French doors opening to side patio area, coving to ceiling, wall light points, Oak effect door to dining room / bedroom four, archway through to kitchen / breakfast room.

#### **DINING ROOM / BEDROOM FOUR**

11' 9" x 9' 6" (3.58m x 2.9m) Upvc double glazed French doors opening to the rear aspect, radiator.

#### **KITCHEN / BREAKFAST ROOM**

17' 11" x 9' 9" (5.46m x 2.97m) Upvc double glazed door and window to the rear aspect, fitted range of base and eye level units, single bowl sink unit, tiling to splash areas, plumbing for washing machine and dishwasher, integral oven, inset gas hob with extractor over, ample space for table and chairs, slate flooring, cupboard housing gas fired boiler, radiator, walk in pantry with access to under stairs cupboard, Upvc double glazed double doors opening into:

### **CONSERVATORY**

13' 3" max x 9' 5" max (4.04m x 2.87m) Of Upvc glass and brick construction, laminate flooring, double glazed door opening to the side aspect.

### **FIRST FLOOR LANDING**

Loft access, doors to all rooms.

### **BEDROOM ONE**

11' 8" x 9' 9" (3.56m x 2.97m) Upvc double glazed window to the rear aspect, radiator, coving to ceiling.

### **BEDROOM TWO**

11' 8" x 10' 9" (3.56m x 3.28m) Upvc double glazed window to the front aspect, radiator.

### **BEDROOM THREE**

9' 9" x 6' 0" (2.97m x 1.83m) Upvc double glazed window to the side aspect, radiator.

### **FAMILY SHOWER ROOM**

Twin Upvc double glazed windows to the rear aspect, three piece suite comprising low level Wc, pedestal wash hand basin and fully tiled enclosed shower cubicle, heated towel rail, tiling to all splash areas, airing cupboard.

### **REAR GARDEN**

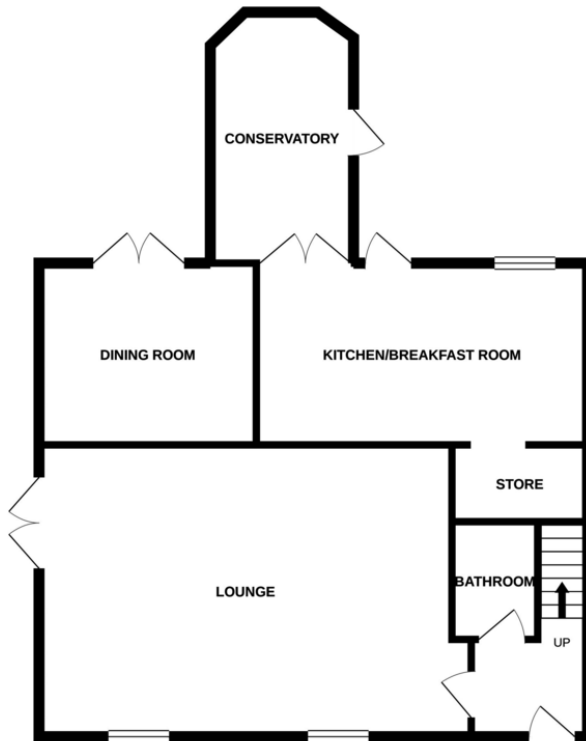
Occupying a corner plot, the garden is laid mainly to lawn with well stocked borders, enclosed by timber panel fencing, patio area leading around the conservatory and giving access to a further paved seating area ideal for outside entertaining, gated access to the front.

### **GARAGE EN-BLOC**

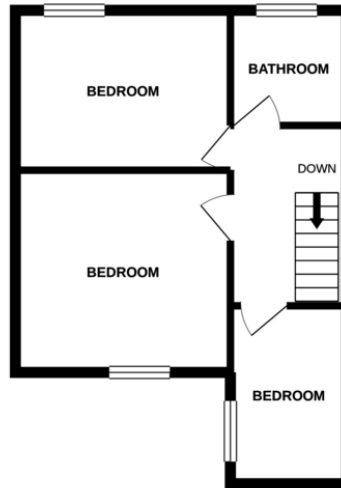
Single garage en-bloc, accessed at the end of the terrace.



GROUND FLOOR  
80.1 sq.m. (862 sq.ft.) approx.



1ST FLOOR  
36.1 sq.m. (389 sq.ft.) approx.



TOTAL FLOOR AREA: 116.2 sq.m. (1251 sq.ft.) approx.

Whilst every attempt 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 mis-statement. This plan is for illustrative 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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### COUNCIL TAX BAND

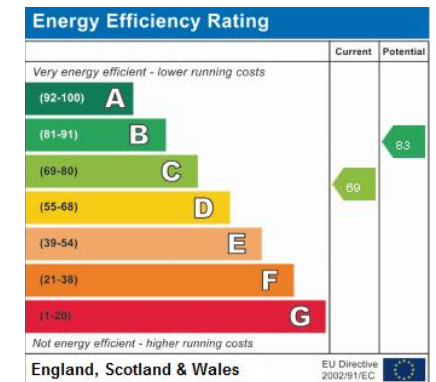
Tax band C

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council



### OFFICE

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