



**Kennedy**  
&co.

**26 Jacobs Close**

Potton

SG19 2SG

**Asking Price £430,000**

- Extended Detached Family Home
- Separate Reception Rooms
- Good Size Conservatory
- Larger than Average Plot

- Fitted Kitchen / Breakfast Room
- Three Principal Double Bedrooms
- En-Suite Shower & Family Bathroom
- Bedroom Four / Home Office





Tastefully extended four bedroom detached family home, offering flexible living accommodation. Located at the bottom of a cul de sac on a larger than average plot, with ample off road parking and garage. The property benefits from separate reception rooms, good size conservatory, well fitted kitchen / breakfast room with separate utility. To the main first floor are three double bedrooms, en-suite shower & family bathroom, a secondary staircase from the dining room give access to an additional bedroom / office.

Potton is well positioned for those looking for country life with beautiful countryside walks nearby with the RSPB nature reserve be approximately 1.9 miles away.

There are good road links into Cambridge and London and the nearby towns of Biggleswade and Sandy also offer a wider range of High Street amenities with easy

access to the A1 & railway links into London Kings Cross St Pancras.

#### **CLOAKROOM**

Upvc double glazed window to the front aspect, two piece suite comprising low level Wc and wall mounted wash hand basin, heated towel rail.

#### **SITTING ROOM**

14' 7" x 11' 1" (4.44m x 3.38m) Upvc double glazed French doors opening into conservatory, laminate flooring, night storage heater, coving to ceiling.

#### **CONSERVATORY**

11' 5" x 10' 9" (3.48m x 3.28m) Of Upvc and double glazed construction, French doors to garden, laminate flooring, wall mounted panel heating.

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

21' 6" x 8' 1" (6.55m x 2.46m) Dual aspect with Upvc double glazed windows to both front and rear aspects, fitted range of base and matching eye level units, 11/2 bowl sink unit, ample work surface space, integral oven with inset ceramic hob, stainless steel extractor over, space for table and chairs and upright fridge / freezer, tiled flooring, door to:

#### **DINING ROOM / FAMILY ROOM**

12' 2" x 10' 8" (3.71m x 3.25m) Upvc double glazed French doors opening to the rear garden, tiled flooring, night storage heater, secondary staircase rising to the first floor, door to:

#### **UTILITY ROOM**

8' 3" x 6' 6" (2.51m x 1.98m) Upvc double glazed window to the front aspect, range of base units, work surface space with inset 11/2 bowl sink unit, plumbing

for washing machine, tiled flooring, panel heater.

### FIRST FLOOR LANDING

Loft access, airing cupboard, doors off to all rooms.

### BEDROOM ONE

10' 8" x 10' 1" (3.25m x 3.07m) Upvc double glazed window to the front aspect, built in double wardrobe with mirrored fronts, single wardrobe to either side of bed with central bridging unit, panel heater, door to:

### EN-SUITE SHOWER ROOM

Fitted three piece suite comprising low level Wc, vanity wash hand basin and enclosed fully tiled shower cubicle, tiling to all splash areas, heated towel rail.

### BEDROOM TWO

10' 3" x 8' 2" (3.12m x 2.49m) Upvc double glazed window to the front aspect, built in triple wardrobe, panel heater.

### BEDROOM THREE

13' 0" x 6' 5" (3.96m x 1.96m) opening to 8' 8" Upvc double glazed window to the rear aspect, panel heater.

### FAMILY BATHROOM

Upvc double glazed window to the rear aspect, fitted three piece suite comprising low level Wc, pedestal wash hand basin and bath with fitted shower, tiling to all splash areas, heated towel rail.

### BEDROOM FOUR

12' 1" max x 10' 8" (3.68m x 3.25m) Accessed off Dining / Family Room. Upvc double glazed windows to both front and rear aspects, panel heater.

### REAR GARDEN

Large patio leading to main garden which is predominantly laid to lawn, steps up on one side to further raised garden area, abundance of mature trees and shrubs, gated side access.

### OFF ROAD PARKING & SINGLE GARAGE

Block paved driveway providing off road parking, giving access to single garage with up and over door.







### **COUNCIL TAX BAND**

Tax band E

### **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.