



**Kennedy**  
&co.

## Yew Tree Close

Potton

SG19 2BF

Offers in excess of £365,000.

- Well Presented Throughout
- Master Bedroom with Dressing Area
- Four Bedrooms
- Two En-Suite Shower Rooms
- Quality Fitted Kitchen
- Sitting Room with French Doors to Garden
- Low Maintenance
- Enclosed Rear Garden
- Off Road Parking & Single Garage



Four bedroom family home situated on a small select development & within a short walk of Potton Market Square, the playing fields & 'Pegnut' Wood. Benefitting from a re-fitted kitchen, sitting room with French doors to the garden, two en-suite shower rooms & master bedroom with dressing area. Externally there is an enclosed low maintenance rear garden, single garage & off road parking.

Potton Market Square offers a range of local amenities to include cafes, restaurants, public houses & shops. Potton is well positioned for those looking for country life with beautiful countryside walks nearby with the RSPB nature reserve being 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.

#### **ENTRANCE**

Storm canopy, part glazed entrance door opening into:

#### **RECEPTION HALLWAY**

Stairs rising to the first floor, under stairs cupboard, radiator, doors off to:

#### **CLOAKROOM**

Fitted two piece suite comprising low level Wc, and wall hung wash hand basin, radiator, tiled floor.

#### **RE-FITTED KITCHEN**

13' 7" x 7' 8" (4.14m x 2.34m) Upvc double glazed window to the front aspect, comprehensive range of hi

gloss base and matching eye level units, ample worksurface space with inset one and a half bowl sink unit, tiling to splash areas, built in double oven with gas hob and stainless steel extractor over, plumbing for washing machine, integral dishwasher, recessed ceiling lighting, concealed gas fired boiler, space for upright fridge / freezer, tiled flooring, opening into sitting room.

#### **SITTING ROOM**

15' 4" x 13' 3" (4.67m x 4.04m) Upvc double glazed window to the rear aspect, French doors opening to the rear garden, twin radiators.

#### **FIRST FLOOR LANDING**

Stairs rising to the second floor, airing cupboard, doors off to:

### **BEDROOM TWO**

13' 3" x 9' 0" (4.04m x 2.74m) Upvc double glazed window to the rear aspect, radiator, door to:

### **EN-SUITE SHOWER ROOM**

Fitted three piece suite comprising low level Wc, wall hung wash hand basin and enclosed fully tiled shower cubicle, tiled flooring, recessed ceiling lighting, heated towel rail, extractor fan.

### **BEDROOM THREE**

9' 10" x 8' 9" (3m x 2.67m) Upvc double glazed window to the front aspect, radiator.

### **BEDROOM FOUR**

8' 9" x 6' 3" (2.67m x 1.91m) Upvc double glazed window to the rear aspect, radiator.

### **FAMILY BATHROOM**

Upvc double glazed window to the front aspect, fitted three piece suite comprising low level Wc, wall hung wash hand basin and bath with fitted shower attachment, tiling to all splash areas, heated towel rail, recessed ceiling lighting, extractor fan.

### **SECOND FLOOR LANDING**

Radiator, door to:

### **MASTER BEDROOM SUITE**

16' 8" max x 11' 8" max (5.08m x 3.56m) Twin Velux windows to the front aspect, built in double wardrobe with mirror fronted doors, two radiators, loft access, dressing / study area, further Upvc double glazed window to the rear aspect, door to:

### **EN-SUITE SHOWER ROOM**

Upvc double glazed window to the rear aspect, fitted three piece suite comprising low level Wc, wall hung wash hand basin and enclosed fully tiled shower cubicle, heated towel rail, tiling to all splash areas, recessed ceiling lighting, extractor fan.

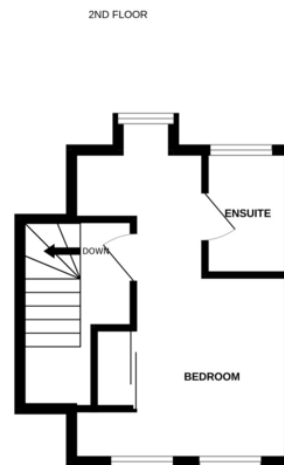
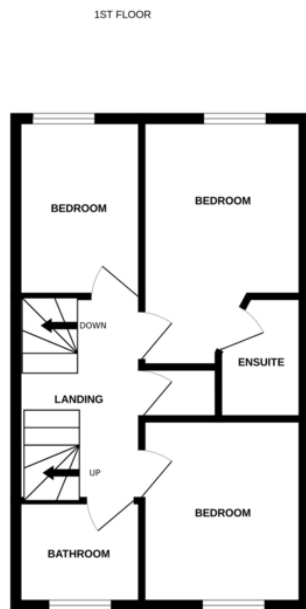
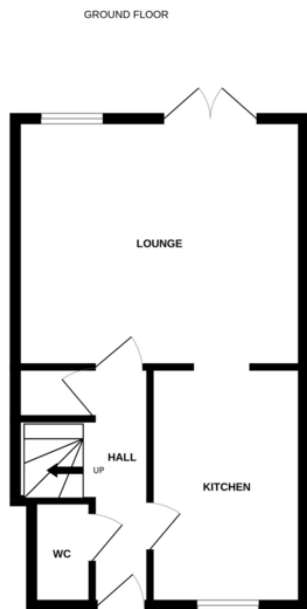
### **REAR GARDEN**

Well-presented low maintenance enclosed rear garden, large patio area directly off the sitting room providing an excellent entertaining area leading to artificial lawn, shed, gated rear access, outside tap.

### **SINGLE GARAGE**

Set to the rear of the property in a stable type of block.





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

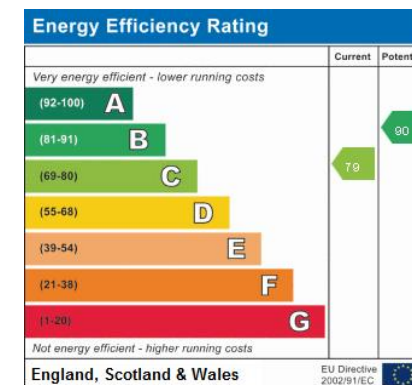
Tax band D

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council



### OFFICE

10 Market Square  
Potton  
Bedfordshire  
SG19 2NP

T: 01767 262729

E: kennedypotton@btconnect.com

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