



**Kennedy**  
&co.

## Yew Tree Close

Potton

SG19 2BF

Offers In Excess Of £465,000

- Small Select Development
- Walking Distance to all Shops, Park & 'Pegnut' Wood
- Spacious Detached Family Home
- L Shaped Kitchen / Diner & Separate Utility Area
- Four Double Bedrooms
- Master Bedroom with En-Suite
- Sitting Room
- Family Room / Home Office



Detached family home situated on a small select development, within a short walk of Potton Market Square, the playing fields & 'Pegnut' Wood. Four double bedrooms, master en-suite & family bathroom, sitting room, L shaped kitchen / diner & home office / family room. Externally there is an enclosed rear garden with large, raised deck creating an excellent outdoor entertaining space & driveway providing off road parking for 2 vehicles.

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.



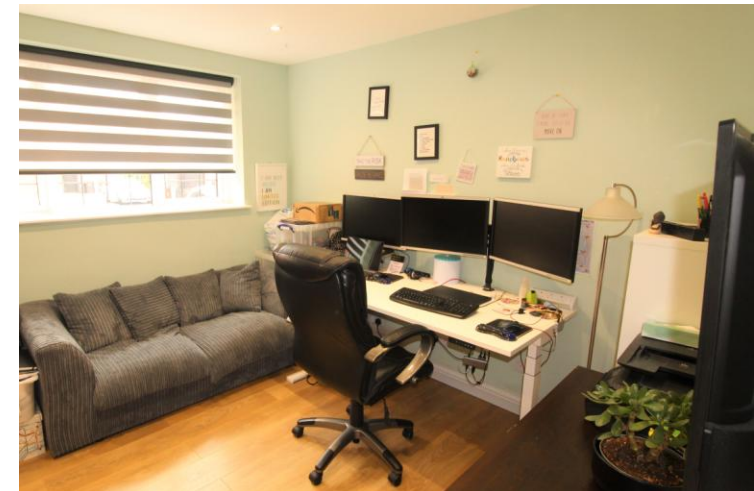
There are good road links into Cambridge and London and the nearby towns of Biggleswade and Sandy also offer a wider range of High Street amenities with easy access to the A1 & railway links into London Kings Cross St Pancras.

#### **RECEPTION HALL**

Dog leg staircase rising to the first floor, under stairs storage cupboard, radiator, doors off to:

#### **CLOAKROOM**

Leaded light double glazed window to the side aspect, fitted two piece suite comprising low level Wc and wall hung wash hand basin, radiator, tiled flooring, storage cupboard.



#### **L SHAPED KITCHEN / DINER**

18' 8" x 9' 11" (5.69m x 3.02m) Leaded light double glazed window to the rear aspect, fitted range of base and matching eye level units, ample worksurface space with tiling to all splash areas, 1 1/2 bowl sink unit, built in double oven, inset gas hob with stainless steel extractor over, integral washing machine, dishwasher and fridge / freezer, recessed ceiling lighting, tiled flooring, radiator, space for table and chairs, leaded light double glazed French doors opening to the rear garden.

#### **SITTING ROOM**

18' 5" x 12' 5" (5.61m x 3.78m) Twin leaded light double glazed windows to the side aspect, further leaded light double glazed window to the rear aspect, feature fireplace housing living flame gas fire, twin radiators, door to:

### UTILITY AREA

10' 10" x 4' 10" (3.3m x 1.47m) Leaded light double glazed French doors opening to the side aspect, extractor fan, door to:

### OFFICE / FAMILY ROOM

10' 10" x 10' 9" (3.3m x 3.28m) Leaded light double glazed window to the front aspect, radiator, recessed ceiling lighting.

### FIRST FLOOR GALLERIED LANDING

Airing cupboard, loft access, light tunnel, doors off to:

### BEDROOM ONE

13' 9" x 11' 6" (4.19m x 3.51m) Leaded light double glazed window to the front aspect, radiator, twin built in double wardrobes, door off to:

### EN-SUITE SHOWER ROOM

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

### BEDROOM TWO

13' 5" x 9' 8" (4.09m x 2.95m) Leaded light double glazed window to the rear aspect, radiator.

### BEDROOM FOUR

10' 0" x 9' 0" (3.05m x 2.74m) Leaded light double glazed window to the rear aspect, radiator.

### BEDROOM THREE

10' 0" x 9' 10" (3.05m x 3m) Leaded light double glazed window to the rear aspect, radiator.

### FAMILY BATHROOM

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

### REAR GARDEN

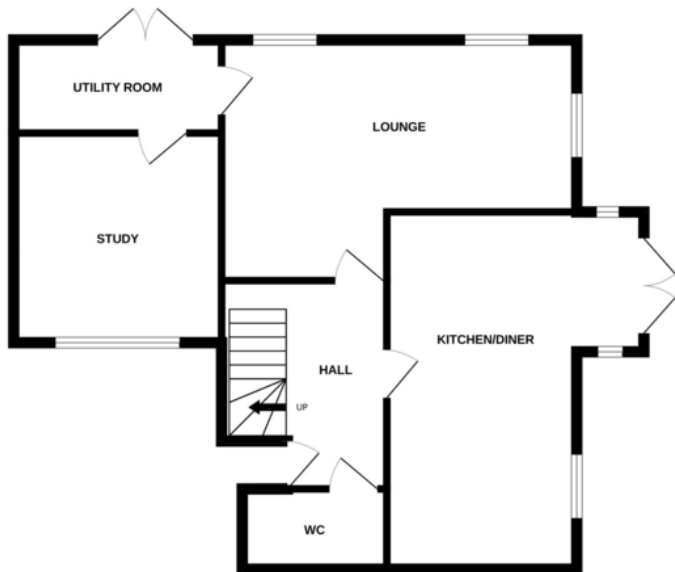
Shaped patio to rear of property leading to lawn, large raised decked area which creates an excellent outside entertaining space, timber shed, exterior power and lighting, gated access to front from either side of the property, tap.

### BLOCK PAVED DRIVEWAY

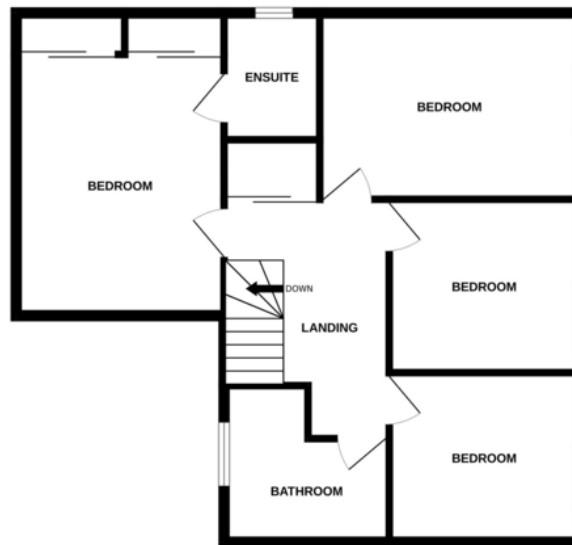
Set to the front of the property, providing off road parking for two vehicles.



GROUND FLOOR



1ST FLOOR



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.  
Made with Metropix ©2023

**COUNCIL TAX BAND**

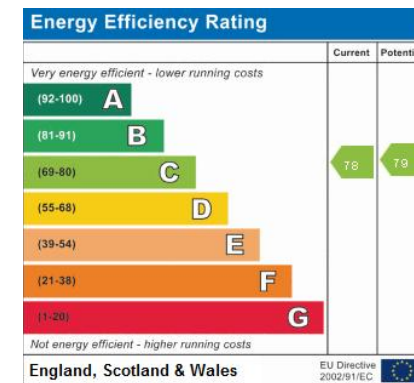
Tax band E

**TENURE**

Freehold

**LOCAL AUTHORITY**

South Cambridgeshire District 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 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