



Kennedy
&co.

Kitchener Grove

Potton

SG19 2FA

Offers in Excess Of £549,950

- Executive Detached Family Home
- Four Double Bedrooms
- Separate Reception Rooms & Study
- No Forward Chain
- Master En-Suite & Family Bathroom
- Fitted Kitchen / Breakfast Room & Utility Room
- Private Rear Garden with Large Decked Area
- Oversized Single Garage with Eaves Storage



Four-year-old detached family home, located on this popular development within walking distance of all local amenities. Benefiting from fitted kitchen / breakfast room, separate reception rooms, study, four double bedrooms & master en-suite. Externally there is a good size private rear garden, oversized single garage & two designated parking spaces.

Set in a quiet cul de sac of just three properties sits this well-proportioned family home. The private West-facing rear garden is of a good size with a large patio and decked area, which help to provide an excellent outdoor entertaining space. An early inspection is highly recommended.

The thriving Market town of Potton is well positioned for those looking for country life with modern amenities - both beautiful countryside walks and a range of independent shops, Public Houses and restaurants are all within a few minutes' walk of the property.

There are good road links into Cambridge and London with the nearby towns of Biggleswade and Sandy also offering a wider range of national stores, easy access to the A1 and

railway links into London Kings Cross St Pancras.

ENTRANCE

Entrance door with glazed panel opening into:

RECEPTION HALL

Staircase with spindle balustrades rising to the first floor landing, laminate flooring, radiator, wired security alarm system, white panel doors off to all principal rooms.

HOME OFFICE

7' 2" x 7' 0" (2.18m x 2.13m) Victorian style Upvc double glazed window to the front aspect, radiator.

CLOAKROOM

Victorian style Upvc double glazed window to the side aspect, fitted two piece suite comprising low level Wc and pedestal wash hand basin, radiator, tiling to splash areas and floor.

KITCHEN / BREAKFAST ROOM

15' 5" max x 15' 5" max (4.7m x 4.7m) Beautifully fitted

Symphony kitchen with a comprehensive range of base and matching eye level units, 1 1/2 bowl sink unit, ample work surface space, built in AEG double oven, inset 6 ring gas hob with stainless steel extractor over, tiled flooring, integral AEG dishwasher and fridge / freezer, ample space for table and chairs, radiator, large storage cupboard, recessed ceiling lighting, Upvc double glazed window to the rear aspect, Upvc double glazed French doors opening onto the rear patio, part glazed door to dining room, further door off to:

UTILITY ROOM

7' 0" x 5' 7" (2.13m x 1.7m) Range of base units, work surface space, single bowl sink unit, plumbing for washing machine, space for tumble dryer, cupboard housing gas fired boiler, tiled flooring, radiator, personal door to garage.

SITTING ROOM

16' 8" x 11' 5" (5.08m x 3.48m) Victorian style Upvc double glazed window to the front aspect, twin radiators, laminate flooring, double doors opening into:

DINING ROOM

12' 0" x 11' 0" (3.66m x 3.35m) Upvc double glazed French doors opening to the rear patio, radiator, laminate flooring.

GALLERIED FIRST FLOOR LANDING

Airing cupboard, loft access, white panel doors off to all principal rooms.

MASTER BEDROOM

14' 2" x 11' 8" max (4.32m x 3.56m) Victorian style Upvc double glazed window to the front aspect, radiator, twin built in double wardrobes, door through to:

EN-SUITE SHOWER ROOM

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

BEDROOM TWO

11' 7" x 9' 9" (3.53m x 2.97m) Upvc double glazed window to the rear aspect, radiator.

BEDROOM THREE

13' 7" max x 9' 3" (4.14m x 2.82m) Upvc double glazed window to the rear aspect, radiator.

FAMILY BATHROOM

Victorian style Upvc double glazed window the side aspect, fitted three piece suite comprising low level Wc, pedestal wash hand basin and bath with two fitted shower attachments, tiling to all splash areas and floor, heated towel rail, recessed ceiling lighting, extractor fan.

BEDROOM FOUR

13' 8" max x 9' 7" (4.17m x 2.92m) Twin Upvc double glazed windows to the front aspect, twin radiators, over stairs storage cupboard.

REAR GARDEN

Large West-facing patio area spanning the rear of the property leading to lawn, which is enclosed by timber panel fencing, raised South-facing deck providing an excellent outdoor entertaining space, exterior power and light, gated access to front.

FRONT GARDEN

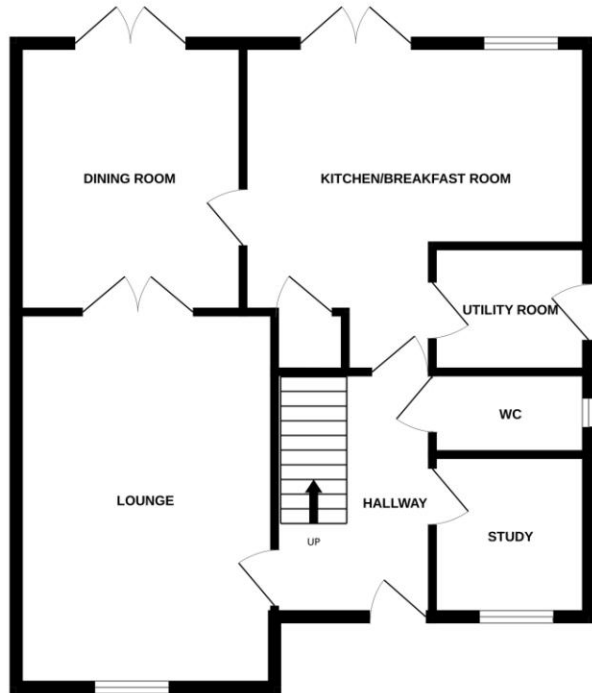
Laid with shrubs, pathway to entrance door.

DRIVEWAY & GARAGE

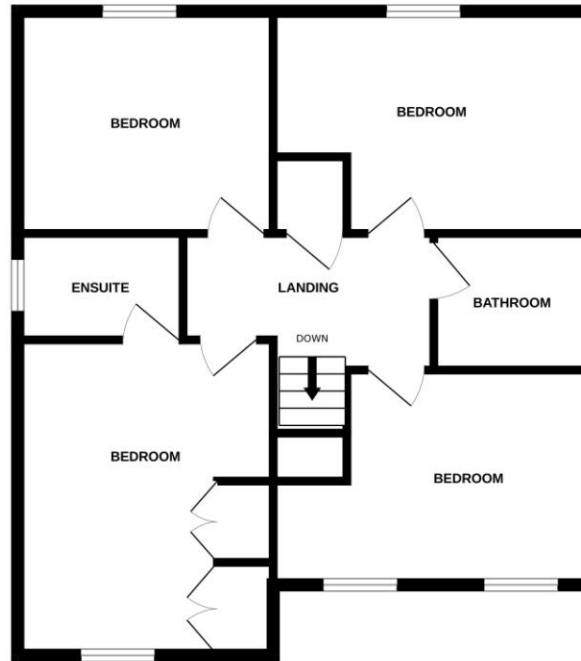
Driveway set to the side of the property, leading to large oversized single garage, additional eaves storage space.



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

COUNCIL TAX BAND

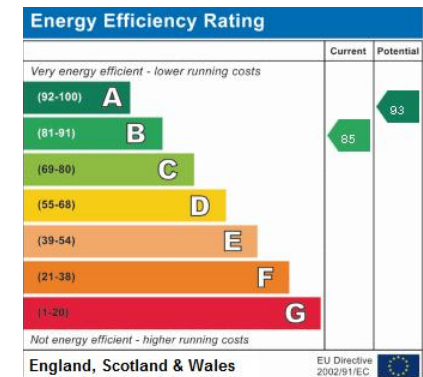
Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



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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