



**Kennedy**  
&co.

## Judith Gardens

Potton

SG19 2RJ

Asking Price Of £395,000

- Premier Residential Location
- Two / Three Bedroom Chalet
- Sitting Room
- Fitted Kitchen with Separate Breakfast Room
- Utility / Downstairs Shower Room
- Dining Room
- Two First Floor Double Bedrooms
- Family Bathroom



A beautifully presented two / three bedroom detached chalet, situated in one of Potton's premier residential locations amongst similar style properties. Having been thoughtfully extended by the current owners, to offer flexible accommodation which can be individually configured to suit the owner's needs.

The property benefits from a spacious reception hallway, sitting room / bedroom three, utility / downstairs shower room, breakfast room, fitted kitchen & dining room. To the first floor are two double bedrooms & additional bathroom. Externally there is a well stocked rear garden, driveway providing off road parking and to the single garage.

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**

Entrance door with glazed inset panel & full height windows to either side, opening into:

#### **SPACIOUS RECEPTION HALLWAY**

Stairs rising to the first floor, vertical radiator, cloaks cupboard, doors off to:

#### **UTILITY / DOWNSTAIRS SHOWER ROOM**

12' 10" max x 6' 0" (3.91m x 1.83m) Upvc double glazed door opening to the garden, additional Upvc double glazed window to the rear aspect, fitted base unit with worksurface space and inset ceramic sink unit, hi level Wc, enclosed and fully tiled shower cubicle, radiator, larder cupboard housing plumbing for washing machine and space for tumble dryer.

#### **SITTING ROOM / BEDROOM THREE**

11' 3" x 9' 8" (3.43m x 2.95m) Upvc double glazed window to the front aspect, radiator, laminate flooring, coving to ceiling.

#### **BREAKFAST ROOM**

9' 8" x 9' 8" max (2.95m x 2.95m) Upvc double glazed sliding patio doors opening to the rear garden, vertical radiator, coving to ceiling, opening into:

### **FITTED KITCHEN**

10' 2" x 9' 2" (3.1m x 2.79m) Upvc double glazed window to the rear aspect, fitted range of hand crafted base units, solid wood worksurface with inset 'Butler' sink, integral dishwasher, oven and microwave, inset ceramic hob with stainless steel extractor over, larder cupboard, coving to ceiling, space for upright fridge / freezer, concealed gas fired combination boiler, door to:

### **DINING ROOM**

13' 0" x 8' 8" (3.96m x 2.64m) Upvc double glazed windows to both front and side aspects, radiator, stripped wooden flooring, under stairs storage cupboard.

### **FIRST FLOOR LANDING**

Stripped flooring, loft access, large storage cupboard, doors off to:

### **BEDROOM ONE**

13' 4" x 10' 0" (4.06m x 3.05m) Upvc double glazed window to the front aspect, stripped wooden flooring, radiator, three built in double wardrobes.

### **BEDROOM TWO**

9' 4" x 9' 2" (2.84m x 2.79m) Upvc double glazed window to the rear aspect, radiator.

### **FAMILY BATHROOM**

Upvc double glazed window to the rear aspect, fitted three piece suite comprising low level Wc, wall mounted wash hand basin and freestanding bath with telephone style shower attachment, heated towel rail.

### **REAR GARDEN**

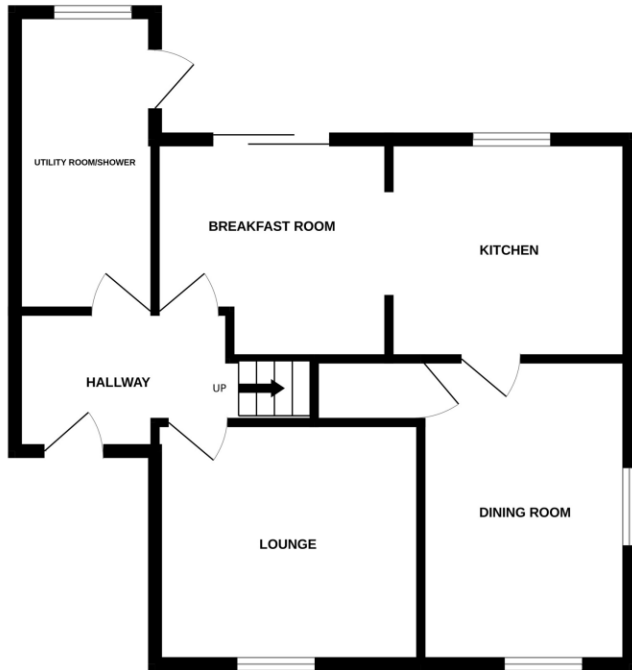
Beautifully tended and well stocked with a range of mature trees and shrubs, gravelled seating area with further raised patio to one corner, ornamental pond, various raised beds, enclosed by timber fencing, gated rear access to driveway, gated access to the front, exterior power and lighting, tap, personal door to garage.

### **DRIVEWAY & SINGLE GARAGE**

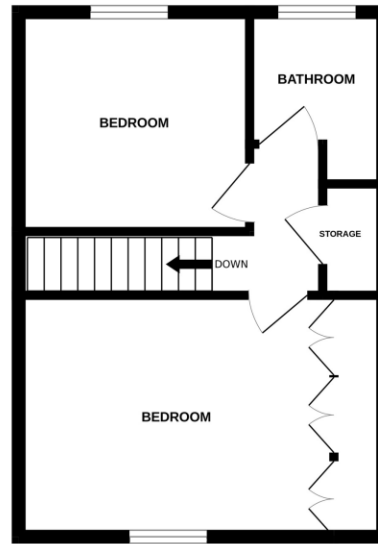
Set to the rear of the property, providing off road parking for one vehicle and giving access to the single garage, with power and light connected.



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.  
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**COUNCIL TAX BAND**

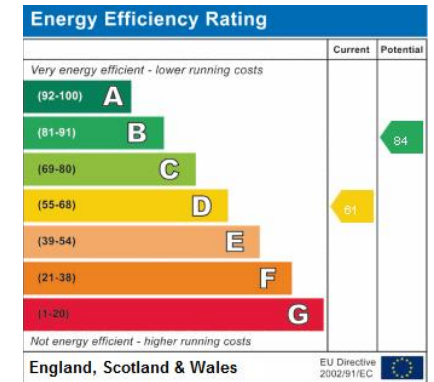
Tax band D

**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