



Kennedy
&co.

Tear Crescent

Potton

SG19 2FB

Asking Price Of £595,000

- Stunning Four Double Bedroom Detached Home
- 14ft Reception Hall with Modern Cloakroom
- Spacious 18ft Lounge
- Separate Dining Room & Separate Study
- Excellent 19ft Luxury Fitted Kitchen/Breakfast Room
- Separate Matching Utility Room
- Master Bedroom with Modern En-Suite
- Guest Bedroom with Modern En-Suite



A truly excellent opportunity to purchase this very spacious and versatile four double bedroom detached home, which was only recently constructed in 2019 to Tilia Homes 'Canterbury' design, and therefore carries 6 years NHBC guarantee. The property also boasts an oversized 22ft garage and two en-suite shower rooms, situated within a sought after quiet cul-de-sac location.

This fine family home briefly boasts a 14ft reception entrance hall with modern fitted cloakroom, spacious 18ft sitting room, separate dining room, study, generous 19ft x 12ft luxury fitted kitchen/breakfast room with granite work surfaces, and matching luxury fitted separate utility room all on the ground floor.

The first floor benefits from a spacious galleried landing area, generous master bedroom with luxury fitted en-suite, guest bedroom with further luxury fitted en-suite, two further double bedrooms, and a modern fitted family bathroom.

The property also benefits from uPVC double glazing throughout, and gas to radiator central heating, along with 6 years NHBC Guarantee.

Externally this superb home offers a tarmac driveway providing off road parking for 2 vehicles, detached oversized 22ft garage with power and light connected, and a fully enclosed rear garden.

Composite obscure double glazed entrance door to:

RECEPTION HALL

14' 8" x 10' 10" (4.47m x 3.3m) uPVC double glazed window to front elevation, single panel radiator, stairs rising to first floor, vinyl wood effect flooring, built in storage cupboard, communicating doors to:

CLOAKROOM

uPVC obscure double glazed window to front elevation, single panel radiator, modern fitted two piece white suite comprising low level W.C and wash hand basin with mixer tap over, tiled to all splash areas, vinyl wood effect flooring.

LOUNGE

18' 6" x 11' 8" (5.64m x 3.56m) Dual aspect room, uPVC double glazed window to front elevation with fitted shutter blind, and uPVC double glazed French doors to rear elevation, two double panel radiators.

DINING ROOM

11' 8" x 10' 1" (3.56m x 3.07m) uPVC double glazed window to front elevation with fitted shutter blind, double panel radiator, vinyl wood effect flooring.

STUDY

11' 8" x 8' 1" (3.56m x 2.46m) uPVC double glazed window to side elevation, double panel radiator, vinyl wood effect flooring.

KITCHEN/BREAKFAST ROOM

19' 7" x 12' (5.97m x 3.66m) Dual aspect room, two uPVC double glazed windows to side elevation, plus uPVC double glazed French doors to side elevation, two single panel radiators, luxury fitted kitchen comprising one and a half bowl stainless steel inset 'Franke' sink unit with mixer tap over, solid granite work surfaces, range of fitted soft close base units incorporating built in dishwasher and built in fridge/freezer both with matching doors, built in stainless steel double oven, feature built in six burner stainless steel gas hob, further range of soft close wall mounted units incorporating stainless steel extractor hood, feature central island unit with matching granite work surface over and built in breakfast bar, vinyl wood effect flooring, sunken spotlighting, door to:

UTILITY ROOM

7' 5" x 5' (2.26m x 1.52m) Composite double glazed door to side elevation, single panel radiator, luxury fitted matching utility room comprising one bowl stainless steel inset 'Franke' sink unit with mixer tap over, solid granite work surfaces, range of base units incorporating built in washing machine with matching door, space for tumble dryer, vinyl wood effect flooring, sunken spotlighting, extractor fan, hidden wall mounted gas boiler.

LANDING

Spacious galleried landing, uPVC double glazed window to rear elevation, single panel radiator, access to loft space, built in airing cupboard housing hot water cylinder, built in double doored storage cupboard, communicating doors to:

MASTER BEDROOM

17' 6" x 12' 3" (5.33m x 3.73m) (maximum measurements) Dual aspect room, uPVC double glazed windows to both side elevations with fitted shutter blinds, single panel radiator, three built in double wardrobes, door to:

ENSUITE

uPVC obscure double glazed window to side elevation, chrome wall mounted heated towel rail, modern fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over, fully tiled double shower cubicle with fitted shower over, tiled to all splash areas, vinyl wood effect flooring, extractor fan, sunken spotlighting.

GUEST BEDROOM

13' 10" x 11' 8" (4.22m x 3.56m) uPVC double glazed window to front elevation with fitted shutter blind, single panel radiator, built in double wardrobe, door to:

ENSUITE

uPVC obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, modern fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over, fully tiled double shower cubicle with fitted shower over, tiled to all splash areas, vinyl wood effect flooring, extractor fan, sunken spotlighting.

BEDROOM THREE

11' 8" x 10' 4" (3.56m x 3.15m) uPVC double glazed window to front elevation with fitted shutter blind, single panel radiator, built in double and single wardrobes.

BEDROOM FOUR

11' 8" x 8' 9" (3.56m x 2.67m) uPVC double glazed window to side elevation, single panel radiator, two built in double wardrobes.

BATHROOM

uPVC obscure double glazed window to front elevation, chrome wall mounted heated towel rail, modern fitted three piece white suite comprising low level W.C, wash hand basin with mixer tap over, panelled bath with mixer tap over plus shower attachment over, tiled to all splash areas, vinyl wood effect flooring, extractor fan, sunken spotlighting.

EXTERNALLY

FRONT

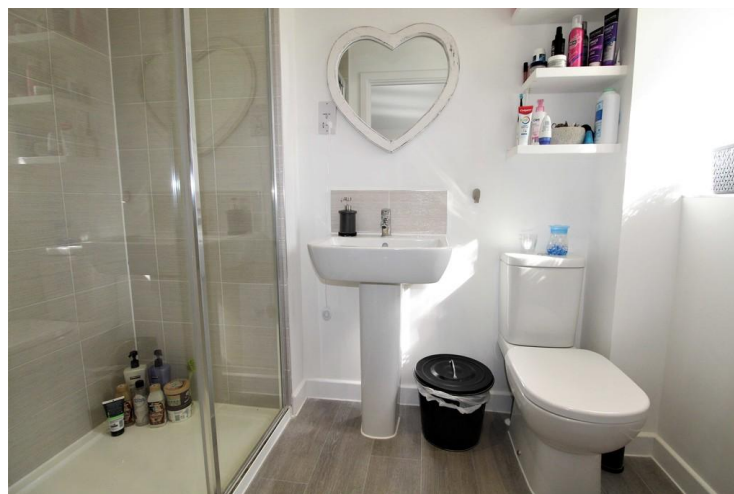
Shrub beds, paved pathway to entrance door, tarmac driveway to side providing off road parking for two cars, gated access to:

REAR GARDEN

Fully enclosed rear garden, mainly laid to paving, outside lighting and outside tap, gated access to front, personnel door to:

GARAGE

23' 3" x 11' 3" (7.09m x 3.43m) Oversized garage, up and over door, power and light connected, storage in roof eaves.





Ground Floor



Floor 1

COUNCIL TAX BAND

Tax band F

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council



OFFICE

10 Market Square
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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.