



Kennedy
&co.

Byards Green

Potton

SG19 2SB

Asking Price Of £425,000

- Extended Detached Family Home
- Four Bedrooms with Master En-Suite Shower
- Three Reception Rooms
- Fitted Kitchen / Breakfast Room
- Four Piece Bathroom Suite
- Off Road Parking for Three Vehicles
- Part Converted Garage
- Gas Central Heating



A well-presented extended detached family home. Benefiting from a spacious reception hallway, separate reception rooms, study / games room, 21' 5" fitted kitchen / breakfast room and four piece bathroom suite. Externally there is a tiered rear garden and off road parking for three vehicles.

Potton Market Town 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 twin glazed panels opening into:

SPACIOUS RECEPTION HALLWAY

23' 5" x 7' 0" (7.14m x 2.13m) Stairs rising to the first floor, cloaks cupboard, twin radiators, doors off to:

CLOAKROOM

Upvc double glazed window to the front aspect, fitted two piece suite comprising low level Wc and pedestal wash hand basin, tiled floor.

KITCHEN / BREAKFAST ROOM

21' 5" x 7' 4" (6.53m x 2.24m) Upvc double glazed windows to both front and side aspects, comprehensive range of base and matching eye level units, ample worksurface space, inset single bowl sink unit, integral dishwasher, built in double oven, inset



ceramic hob with extractor over, space for upright fridge / freezer and table and chairs, recessed ceiling lighting, radiator, bank of full height larder cupboards to one wall.

SITTING ROOM

13' 9" x 11' 6" (4.19m x 3.51m) Bi fold doors opening to the rear garden, radiator, coving to ceiling, dado rail, multi pane double doors opening into:

DINING ROOM

11' 6" x 8' 8" (3.51m x 2.64m) Upvc double glazed window to the rear aspect, coving to ceiling, dado rail, radiator.

STUDY / GAMES ROOM

8' 5" x 7' 5" (2.57m x 2.26m) (part converted garage) Upvc double glazed window to the side aspect, radiator, personal door to garage.

FIRST FLOOR LANDING

Loft access, airing cupboard, doors off to:

BEDROOM ONE

11' 6" x 10' 5" (3.51m x 3.18m) Upvc double glazed window to the front aspect, radiator, built in mirror fronted wardrobe with sliding doors, door to:

EN-SUITE SHOWER

Upvc double glazed window to the side aspect, fitted two piece suite, circular wash hand basin and enclosed fully tiled shower cubicle, recessed ceiling lighting, further tiling to splash areas.

BEDROOM TWO

11' 6" x 7' 9" (3.51m x 2.36m) Upvc double glazed window to the front aspect, built in mirror fronted double wardrobe, radiator.

BEDROOM THREE

9' 4" x 8' 3" (2.84m x 2.51m) Upvc double glazed window to the rear aspect, radiator.

BEDROOM FOUR

8' 3" x 7' 0" (2.51m x 2.13m) Upvc double glazed window to the rear aspect, radiator.

FAMILY BATHROOM

11' 7" x 7' 0" (3.53m x 2.13m) Upvc double glazed window to the rear aspect, fitted four piece suite comprising low level Wc, vanity wash hand basin with built in storage cupboards, bath and fully tiled enclosed shower cubicle, tiling to all splash areas and floor, heated towel rail.

REAR GARDEN

Tiered rear garden with a large patio area, ideal for outdoor entertaining with gated side access and steps down to lawned garden which is enclosed by fencing. The property is not overlooked from the rear affording a great deal of privacy.

FRONT GARDEN

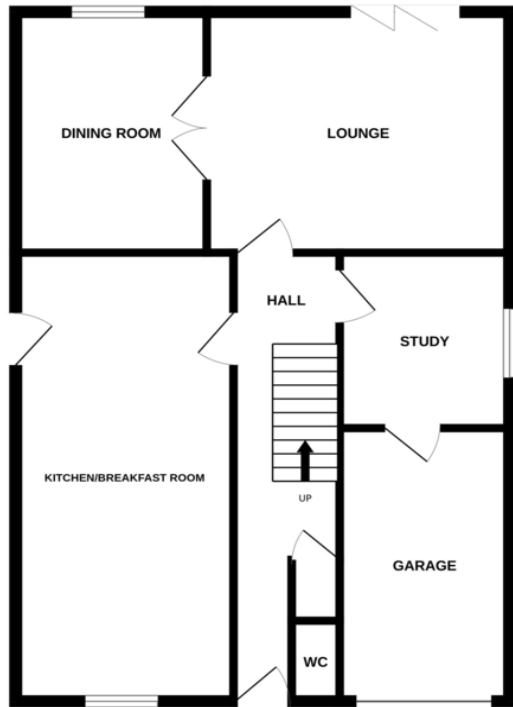
Block paved driveway providing parking for three vehicles, access to part converted garage.

PART CONVERTED GARAGE

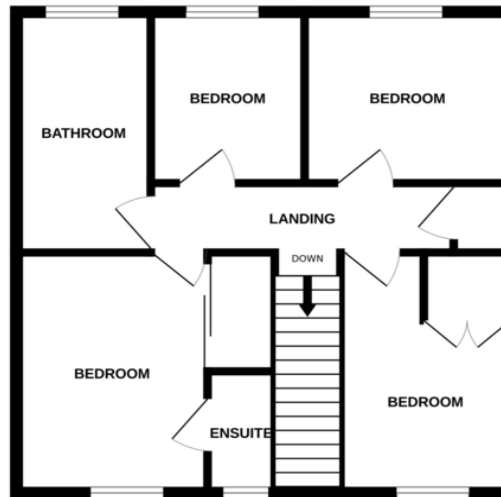
Electric roller door, power and light connected, tap, internal door to study / games room.



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

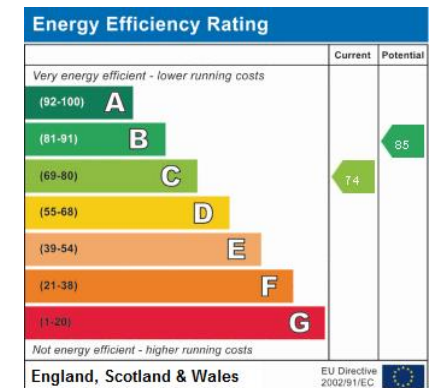
Tax band E

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 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