



**Kennedy**  
&co.

## Garden Fields

Potton

SG19 2GH

Asking Price Of £515,000

- Cul De Sac Location
- Four Double Bedrooms
- En-Suite to Master Bedroom
- Open Plan L Shaped Kitchen / Dining Room
- 21ft Dual Aspect Sitting Room
- Large Brick Based Conservatory
- Delightful Private Rear Garden
- Single Garage & Off Road Parking



Located on a small select development on a slightly elevated plot sits this well presented detached family home. Benefiting from an L shaped open plan kitchen / dining room, 21ft dual aspect sitting room, brick based conservatory, four double bedrooms with master ensuite and family bathroom. Externally is a delightful private rear garden with large seating area, single garage and off road parking.

Potton is well positioned for those looking for country life with beautiful countryside walks nearby with the RSPB nature reserve be 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.

Part glazed entrance door opening into:

#### **RECEPTION HALLWAY**

Stairs rising to the first floor, under stairs cupboard, radiator, laminate flooring, white panel doors off to all rooms.

#### **CLOAKROOM**

Fitted two piece suite comprising low level Wc with concealed cistern and vanity wash hand basin, extractor fan.

#### **SITTING ROOM**

21' 6" x 11' 6" (6.55m x 3.51m) Upvc double glazed bay window to the front aspect, twin radiators, laminate flooring, Upvc double glazed French doors opening to the conservatory.

#### **CONSERVATORY**

13' 0" max x 12' 5" max (3.96m x 3.78m) Of Upvc and brick construction, electrically operated roof vents, Upvc double glazed French doors opening to the rear garden.

#### **L SHAPED KITCHEN / DINING ROOM**

21' 4" max x 15' 1" max (6.5m x 4.6m) Upvc double glazed bay window to the front aspect, fitted window seat with storage under, fitted range of hi gloss base and matching eye level units, wood effect worksurface, inset one and a half bowl sink unit, plumbing for washing machine and dishwasher, integral oven and microwave, inset ceramic hob with stainless steel extractor over, space for upright fridge / freezer, recessed ceiling lighting, laminate flooring, Upvc double glazed window to the rear aspect, part glazed casement door opening to the rear garden.

### FIRST FLOOR LANDING

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

### BEDROOM ONE

11' 9" x 10' 7" (3.58m x 3.23m) Upvc double glazed window to the front aspect, radiator, twin built in double wardrobes, door to:

### EN-SUITE SHOWER ROOM

Upvc double glazed window to the front aspect, fitted three piece suite comprising low level Wc, vanity wash hand basin and enclosed shower cubicle, heated towel rail, recessed ceiling lighting, extractor fan.

### BEDROOM TWO

9' 8" x 9' 5" (2.95m x 2.87m) Upvc double glazed window to the rear aspect, radiator, built in double wardrobe.

### BEDROOM THREE

9' 6" x 9' 5" (2.9m x 2.87m) Upvc double glazed window to the front aspect, radiator, built in double wardrobe.

### FAMILY BATHROOM

Upvc double glazed window to the rear aspect, fitted three piece suite comprising low level Wc, vanity wash hand basin and Jacuzzi bath with fitted shower attachment, tiling to all splash areas, radiator, recessed ceiling lighting, extractor fan.

### BEDROOM FOUR

11' 1" x 8' 5" (3.38m x 2.57m) Upvc double glazed window to the rear garden, radiator.

### REAR GARDEN

Private rear garden with large patio area ideal for outside entertaining, steps up to main garden, which is laid predominantly to lawn with tree and shrub borders, pergola, enclosed by timber panel fencing and brick walling, tap, gated side access to driveway and garage,

### FRONT GARDEN

Lawned area with pathway to entrance door.

### SINGLE GARAGE

Set to the side of the property, up and over door, additional parking to the front.





### COUNCIL TAX BAND

Tax band E

### TENURE

Freehold

### LOCAL AUTHORITY

Central Bedfordshire Council



### OFFICE

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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