# Kennedy & co.

## 27 Chapman Close

Potton

SG19 2PL

## Asking Price Of £325,000

- Three Bedroom Semi – Detached
- Popular Residential Location
- Walking Distance to all Local Amenities
- No Forward Chain

- Fitted Kitchen / Dining Room
- Garage & Additional Driveway Parking for 4 Vehicles
- Sitting Room & Conservatory
- Modern Bathroom Suite

A well-presented three bedroom semi-detached property, located in this popular residential location, within walking distance of all local amenities. Offered for sale with no forward chain. Benefiting from spacious sitting room, fitted kitchen / dining room & conservatory. Externally there is an enclosed rear garden & driveway parking for 4 vehicles leading to a single garage.

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 & London. 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.

**RECEPTION LOBBY**
Upvc double glazed window to the side aspect, multi pane door opening into:

**SITTING ROOM**
14' 7" x 11' 1" (4.44m x 3.38m) Upvc double glazed window to the front aspect, coving to ceiling, feature fireplace with decorative surround housing an electric fire (gas point to fireplace) radiator, stairs rising to the first floor, under stairs storage cupboard, multi pane door opening into:

**KITCHEN / DINING ROOM**
19' 0" x 9' 3" (5.79m x 2.82m) Upvc double glazed windows to both the side and rear aspects, fitted with a range of base and matching eye level units, ample worksurface space with tiling to splash areas, one and a half bowl stainless steel sink unit, cooker with extractor over, plumbing for washing machine and dishwasher, space for upright fridge / freezer, tiled flooring, radiator, space for table and chairs, French doors opening to:

**CONSERVATORY**
9' 9" x 8' 7" (2.97m x 2.62m) Of Upvc and glass construction, tiled flooring, French doors opening to the rear garden.

**FIRST FLOOR LANDING**
Upvc double glazed window to front aspect at 1/2 landing, loft access, airing cupboard, doors off to all rooms.

## BEDROOM ONE

12' 5" x 10' 4" (3.78m x 3.15m) Upvc double glazed window to the front aspect, comprehensive range of fitted furniture to include, two double wardrobes with central full height mirrors, bedside drawers to either side of bed, central bridging unit over bed with built in headboard and further chest of drawers, radiator, laminate flooring.

## BEDROOM TWO

10' 11" x 10' 4" (3.33m x 3.15m) Upvc double glazed window to the rear aspect, radiator, laminate flooring, coving to ceiling, storage cupboard.

## BEDROOM THREE

8' 5" x 8' 5" (2.57m x 2.57m) Upvc double glazed window to the front aspect, radiator, laminate flooring, coving to ceiling.

## BATHROOM

Upvc double glazed window to the rear aspect, fitted three piece suite comprising low level Wc, vanity wash hand basin and corner bath with fitted shower attachment, heated towel rail, tiling to all splash areas.

## REAR GARDEN

Paved patio area, steps up to lawn with well stocked beds, outside lighting, tap, enclosed by fencing, timber shed, pathway to side giving access to front of property, security lights to rear and side of property

## FRONT GARDEN

Laid mainly to gravel with driveway to side, providing off road parking for four vehicles, leading to:

## SINGLE GARAGE

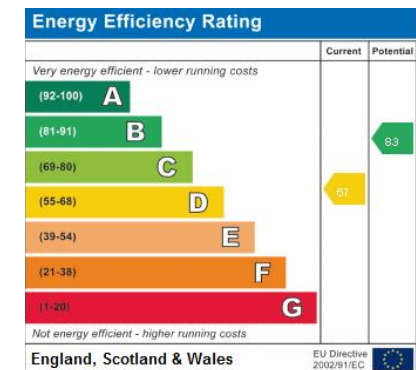Up and over door, power and light connected.

**COUNCIL TAX BAND**
Tax band C

**TENURE**
Freehold

**LOCAL AUTHORITY**
Central Bedfordshire Council



Energy Efficiency Rating

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