



**Kennedy**  
&co.

**Byards Green**

Potton

SG19 2SB

**Asking Price Of £399,950**

- Four Bedroom Detached
- Separate Reception Rooms
- Family Room / Study
- Fitted Kitchen
- Ample Off-Road Parking
- Enclosed Rear Garden
- En-Suite Shower to Master
- Cul De Sac Location



**\*\*FOUR BEDROOM DETACHED UNDER 400,000\*\***

Located at the bottom of a cul de sac with ample off road parking sits this detached family home. Benefiting from separate reception rooms, family room / study, en-suite shower to master bedroom & enclosed east facing rear garden. Offered for sale in good decorative order throughout an internal viewing is highly recommended. No forward chain.

**RECEPTION PORCH**

Upvc double glazed window to both front and side aspects.

**ENTRANCE HALLWAY**

Stairs rising to the first floor, storage cupboard, doors off to:

**FAMILY ROOM / STUDY**

9' 2" x 8' 1" (2.79m x 2.46m) Upvc double glazed window to the side aspect, wall mounted electric heater.

**CLOAKROOM**

Upvc double glazed window to the side aspect, fitted two piece suite comprising low level Wc and pedestal wash hand basin, tiling to splash areas.

**FITTED KITCHEN**

12' 6" x 8' 11" (3.81m x 2.72m) Upvc double glazed window to the front aspect, 1/2 double glazed casement door opening to the side passageway, fitted range of base and matching eye level units, 1 1/2 bowl sink unit, ample worksurface space with tiling to all splash areas, plumbing for washing machine and dishwasher, integral oven with inset induction hob, space for upright fridge / freezer.

**LOUNGE**

15' 1" x 11' 6" (4.6m x 3.51m) Upvc double glazed windows and French doors opening to the rear aspect, overlooking the garden, coving to ceiling, wall mounted electric heater, opening into:

**DINING ROOM**

11' 6" x 8' 11" (3.51m x 2.72m) Upvc double glazed window to the rear aspect, wall mounted electric heater, coving to ceiling.

**FIRST FLOOR LANDING**

Wall mounted electric heater, doors off to all rooms.

### **BEDROOM ONE**

12' 8" x 10' 10" (3.86m x 3.3m) Upvc double glazed window to the rear aspect, twin built in wardrobes with cupboards over, wall mounted electric heater, door to:

### **EN-SUITE SHOWER ROOM**

Upvc double glazed window to the side aspect, fitted three piece suite comprising low level Wc, pedestal wash hand basin and enclosed fully tiled shower cubicle, tiling to all splash areas.

### **BEDROOM TWO**

12' 6" x 8' 1" (3.81m x 2.46m) Upvc double glazed window to the front aspect, wall mounted electric heater.

### **BEDROOM THREE**

9' 5" x 8' 8" (2.87m x 2.64m) Upvc double glazed window to the rear aspect, wall mounted electric heater.

### **BEDROOM FOUR**

9' 2" x 8' 4" (2.79m x 2.54m) Upvc double glazed window to the front aspect, wall mounted electric heater.

### **FAMILY BATHROOM**

Upvc double glazed window to the front aspect, fitted three piece suite comprising low level Wc, pedestal wash hand basin and bath with shower attachment, tiling to splash areas, wall mounted electric heater.

### **REAR GARDEN**

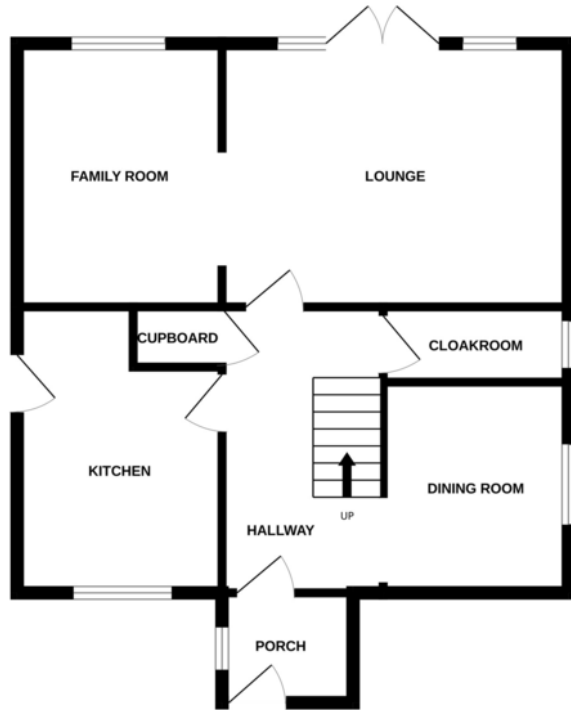
Patio area leading to garden which is laid mainly to lawn with raised bed to the rear, enclosed by timber fencing, further sun trap patio set to the rear of the garden, access to the front down either side of property.

### **FRONT GARDEN**

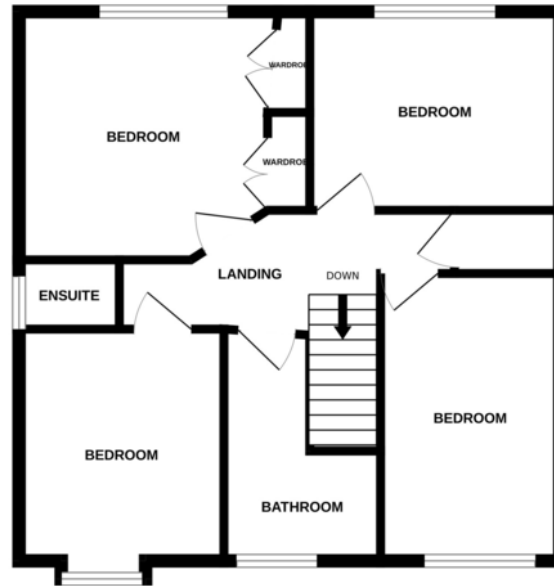
Laid mainly to lawn, tap, driveway to side providing off road parking for a number of vehicles, access to part converted garage which provides a handy storage space.



GROUND FLOOR



1ST FLOOR



**COUNCIL TAX BAND**

Tax band E

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire Council



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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