



Kennedy
&co.

Judith Gardens

Potton

SG19 2RJ

Asking Price Of £495,000

- Premier Residential Location
- Stunning Plot with Large Rear Garden
- Dual Aspect L Shaped Sitting Room
- Breakfast Room Overlooking Rear Garden
- Downstairs Bedroom with En-Suite Shower
- Four First Floor Bedrooms
- Family Bathroom
- Ample Off Road Parking & Garage



Sitting on a delightful mature plot, located at the end of a cul de sac in one of Potton's premier residential areas is this detached four / five bedroom property. Having been extended to create flexible living accommodation but with great potential to develop further (stp).

The property benefits on the ground floor from a dual aspect L shaped sitting room, breakfast room with views across the rear garden, kitchen and bedroom five / reception room with en-suite shower. To the first floor the spacious landing gives access to four bedrooms and the family bathroom.

Sitting on a delightful mature plot with ample parking to the front, leading to a single garage with workshop behind.

Properties in this location on a good size plot rarely come to the market, so an early inspection is highly recommended.

Composite entrance door opening into:

LARGE RECEPTION HALLWAY

Upvc double glazed windows to both front and side aspects, twin radiators, dog leg staircase rising to the first floor, under stairs storage cupboard, doors off to:

CLOAKROOM

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

L SHAPED SITTING ROOM

21' 5" max x 17' 9" max (6.53m x 5.41m) Dual aspect with Upvc double glazed window to the front aspect and twin Upvc double glazed windows and door to the rear aspect, twin radiators, coving to ceiling, living flame effect gas fire.

BREAKFAST / DINING ROOM

16' 0" max x 13' 8" max (4.88m x 4.17m) Upvc double glazed windows to both side aspect, French doors opening to the rear garden, twin vertical radiators, tiled flooring, archway through to:

KITCHEN

16' 7" x 12' 7" (5.05m x 3.84m) Dual aspect with Upvc double glazed windows to both front and rear aspects, part glazed door to side aspect, comprehensive range of base and eye level units, ample worksurface space with tiling to all splash areas, inset single bowl double drainer sink unit, integral double oven with inset five ring gas hob, stainless steel extractor over, tiled flooring, plumbing for washing machine, space for upright fridge / freezer, secondary inset sink unit.

BEDROOM FIVE

10' 5" x 10' 2" (3.18m x 3.1m) Upvc double glazed window to the front aspect, radiator, coving to ceiling, archway through to:

EN-SUITE SHOWER

Fitted two piece suite comprising enclosed fully tiled shower cubicle and vanity wash hand basin, tiling to all splash areas, recessed ceiling lighting, extractor fan.

GALLERIED FIRST FLOOR LANDING

Large walk in storage cupboard, loft access, doorway through to secondary landing / dressing room, doors off to:

BEDROOM

15' 8" x 8' 4" (4.78m x 2.54m) Upvc double glazed window to the rear aspect, radiator, twin built in double wardrobes.

BEDROOM

9' 2" x 7' 4" (2.79m x 2.24m) Upvc double glazed window to the rear aspect, radiator.

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, tiling to all splash areas, radiator, airing cupboard.

SECONDARY LANDING / DRESSING ROOM

10' 5" x 6' 4" (3.18m x 1.93m) Twin built in double wardrobes, doors off to:

BEDROOM

8' 8" x 8' 3" (2.64m x 2.51m) Upvc double glazed window to the rear aspect, radiator.

BEDROOM

13' 8" x 12' 7" (4.17m x 3.84m) (usable floor space due to sloping ceiling) Velux window to the rear aspect, radiator.

FRONT GARDEN

Laid mainly to lawn with shrub border, gated side access to the rear, block paved driveway providing off road parking for a number of vehicles, access to entrance door, personal door to garage.

SINGLE GARAGE

Up and over door, power and light connected, door to rear giving access to the workshop.

REAR GARDEN

Being of an excellent size, sweeping patio across the rear of the property, large ornamental pond with foot bridge over to main garden, which is laid predominantly to lawn with some mature trees and shrub borders, raised well stocked bed to one side, shed, outside tap, gated access to rear of the garden.

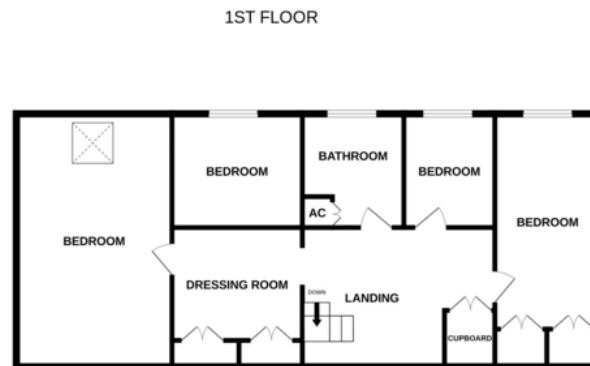
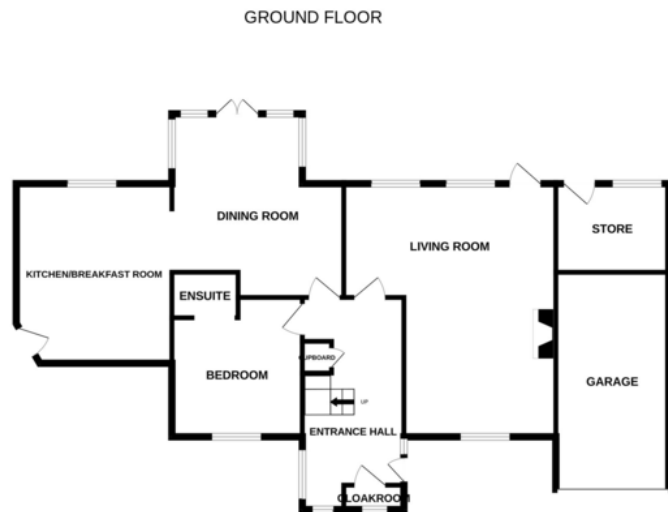
WORKSHOP

10' 8" x 8' 5" (3.25m x 2.57m) Glazed door and window, power and light connected, door through to garage.

AGENTS NOTE

Some of the mature trees in the back garden are subject to Tree Preservation Orders.





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

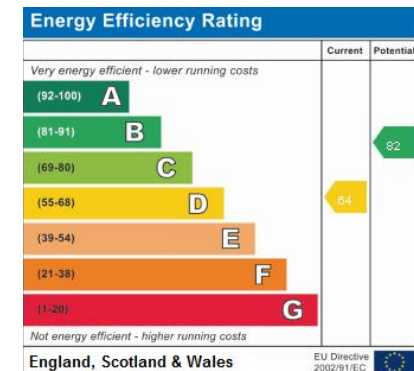
Tax band F

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 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