



**Kennedy**  
&co.

## Yew Tree Close

Potton

SG19 2BF

Asking Price £440,000

- Four Bedroom Detached Family Home
- Walking Distance to Local Shops & Park
- Secluded Development off Sheepwalk Close
- Separate Reception Rooms
- Enclosed West Facing Rear Garden
- Single Garage and Off Road Parking for Two Vehicles
- Fitted Kitchen with Granite Worksurfaces
- En-Suite Shower Room and Family Bathroom



A four bedroom detached family home situated on a small development off Sheepwalk Close. Located within walking distance of all local amenities, the park and 'Pegnut Wood' which is a haven for dog walkers. The property benefits from separate reception rooms and master bedroom with en-suite. Externally there is an enclosed West facing rear garden, single garage and off road parking for two vehicles.

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.

Entrance porch with pitched roof, door opening into:

#### **RECEPTION HALL**

Upvc double glazed window to front aspect, dog leg staircase rising to the first floor, under stairs storage cupboard, radiator, doors off to all rooms.

#### **CLOAKROOM**

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

#### **SITTING ROOM**

16' 6" x 12' 1" (5.03m x 3.68m) Upvc double glazed bay window to front aspect, radiator, twin glazed double doors to dining room.

#### **DINING ROOM**

9' 6" x 9' 3" (2.9m x 2.82m) Upvc double glazed window to rear aspect, radiator, twin glazed double doors opening into the kitchen.

#### **FITTED KITCHEN**

15' 5" x 9' 7" (4.7m x 2.92m) Upvc double glazed and Upvc double glazed "French" doors opening to the rear aspect. Re-fitted with a range of 'High gloss' base and matching eye level units, Granite worksurfaces with inset sink, integral fridge / freezer, dishwasher and washing machine, built in double oven, inset four ring gas hob with extractor hood, radiator, tiled flooring, recessed ceiling lighting.

#### **FIRST FLOOR GALLERIED LANDING**

Upvc double glazed window to side aspect, airing cupboard, loft access, doors off to all rooms.

### MASTER BEDROOM

10' 7" x 10' 0" (3.23m x 3.5m) Upvc double glazed window to rear aspect, radiator, built in double wardrobe, door to:

### EN-SUITE SHOWER ROOM

Upvc double glazed window to rear aspect, three piece white suite comprising wall hung Wc, pedestal wash hand basin and enclosed shower cubicle, heated towel rail, recessed ceiling lighting, tiled flooring.

### BEDROOM

10' 1" x 9' 8" (3.07m x 2.95m) Upvc double glazed window to rear aspect, built in double wardrobe, radiator.

### BEDROOM

10' 1" x 9' 6" (3.07m x 2.9m) Upvc double glazed window to front aspect, radiator.

### BEDROOM

9' 5" x 7' 4" (2.87m x 2.24m) Upvc double glazed window to front aspect, radiator.

### FAMILY BATHROOM

Upvc double glazed window to side aspect, fitted three piece white suite comprising low level Wc, wall hung wash hand basin and bath, tiling to floor and all splash areas, heated towel rail.

### FRONT GARDEN

Pathway to entrance door, block paved driveway to the side providing off road parking for two vehicles, leading to single garage.

### REAR GARDEN

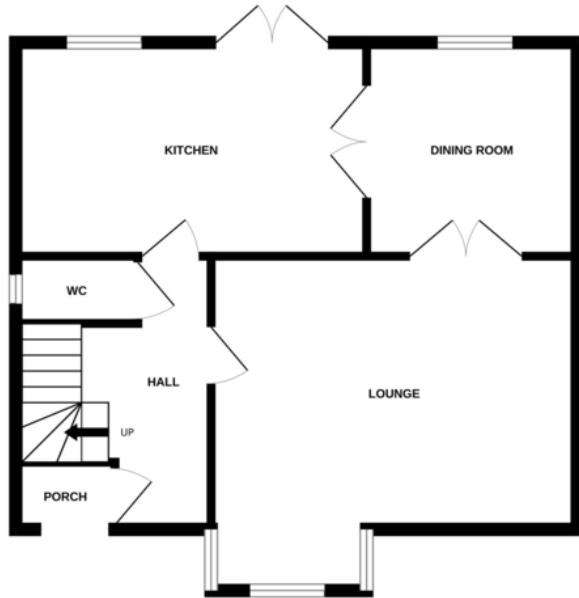
West facing rear garden, large patio area leading to lawn with raised shrub bed to the rear aspect, enclosed by timber panel fencing, personal door to garage, gated side access to driveway, external power sockets, tap.

### SINGLE GARAGE

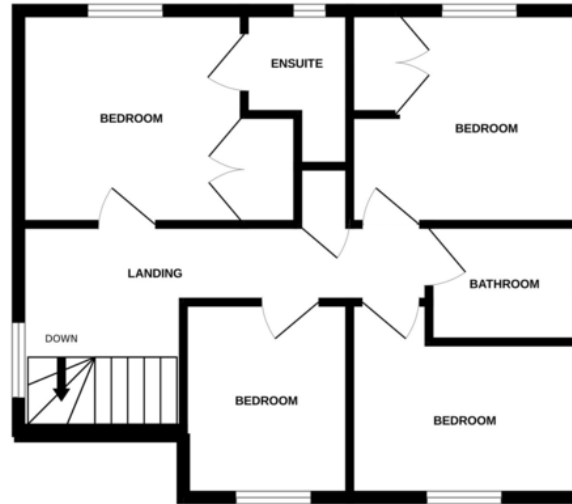
Single garage with up and over door, power and light connected, personal door to rear garden.



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**

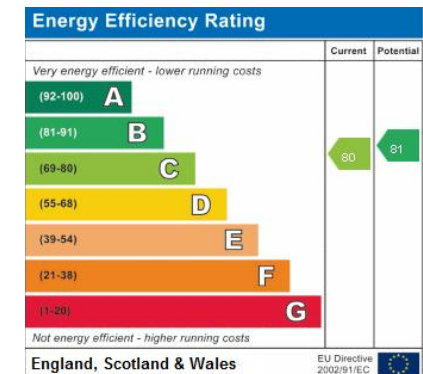
Tax band E

**TENURE**

Freehold

**LOCAL AUTHORITY**

Central Bedfordshire District 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