



**Kennedy**  
&co.

Everton Road, Potton

SG19 2PB

EPC: D

OIEO £375,000

- Much Improved Three Bedroom Semi-Detached Home
- Generous Entrance Hall
- Sitting Room with Solid Oak Flooring
- Fantastic 18ft Open Plan Re-Fitted Kitchen/Diner
- uPVC Double Glazed Brick Based Conservatory
- Re-Fitted Family Bathroom
- Superb 19ft Loft Room Ideal as Occasional Bedroom / Home Office
- Delightful 100ft Enclosed Non-Overlooked Rear Garden



An excellent and rare opportunity to purchase this spacious, very well presented and much improved three bedroom semi-detached home, occupying an enviable plot with ample off road parking for up to 6 vehicles and a delightful non-overlooked rear garden in excess of 100ft in length, boasting open plan living accommodation and situated within a sought after location in the popular market town of Potton.

This fantastic home benefits from a generous entrance hallway, spacious sitting room with solid 'Oak' flooring, generous 18ft open plan re-fitted modern kitchen/diner with solid 'Corian' work surfaces, uPVC double glazed conservatory, master bedroom with walk-in wardrobe, re-fitted modern family bathroom, two further bedrooms and a superb 19ft loft room ideal as a home office / occasional bedroom.

Other benefits include uPVC double glazing throughout and gas to radiator central heating.

Externally this fine home offers front driveway secluded by extensive Laurel hedge providing off road parking for up to four vehicles, further gated driveway providing secure off road parking for 2 vehicles or caravan/motorhome storage, fully enclosed very well maintained non-overlooked rear garden in excess of 100ft in length, and a detached 26ft timber garage / workshop with power & light connected.

Early viewings on this fantastic property are strongly recommended.

### **PARTICULARS**

uPVC obscure double glazed entrance door to:

### **ENTRANCE HALL**

Dual aspect room, uPVC obscure double glazed window to front elevation and uPVC double glazed window to side elevation with fitted blind, double panel

radiator with feature fretwork cover, stairs rising to first floor with built in under stairs storage cupboard, high gloss porcelain tiled flooring with inset welcome mat, coving to ceiling, communicating oak veneered doors:

### **LOUNGE**

12' 6" x 12' 4" (3.81m x 3.76m) uPVC double glazed window to front elevation with fitted blind, feature strip panel radiator, feature electric fire with stone surround and hearth plus downlighting, solid oak flooring, coving to ceiling.

### **KITCHEN/DINER**

18' 9" x 9' 5" (5.72m x 2.87m) uPVC double glazed window to rear elevation, double panel radiator, re-fitted modern kitchen comprising solid Corian work surfaces with integrated sink and drainer with mixer tap over, range of soft close base units incorporating space and plumbing for washing machine, built in stainless steel double oven, built in four burner

induction hob, built in fridge and built in dishwasher with matching doors, further range of soft close wall mounted units incorporating hidden gas boiler and stainless steel glass curved extractor hood, space for fridge/freezer, space for table and chairs, built in breakfast bar, continued high gloss porcelain tiled flooring, coving to ceiling, open plan design to:

### **CONSERVATORY**

10' 5" x 8' (3.18m x 2.44m) uPVC double glazed brick based conservatory, two double panel radiators, double doors to garden, power points and lighting, continued high gloss porcelain tiled flooring.

### **FIRST FLOOR**

### **LANDING**

uPVC double glazed window to side elevation with fitted blind, coving to ceiling, communicating doors to:

### **MASTER BEDROOM**

11' x 9' 6" (3.35m x 2.9m) uPVC double glazed window to front elevation with fitted blind, newly replaced single panel radiator, built in walk-in wardrobe with high and low level hanging space, coving to ceiling.

### **BEDROOM TWO**

10' 4" x 9' 5" (3.15m x 2.87m) uPVC double glazed window to rear elevation with fitted blind, newly replaced single panel radiator, built in airing cupboard housing hot water cylinder, coving to ceiling.

### **BEDROOM THREE**

7' 5" x 7' (2.26m x 2.13m) uPVC double glazed window to front elevation, single panel radiator, coving to ceiling.

### **BATHROOM**

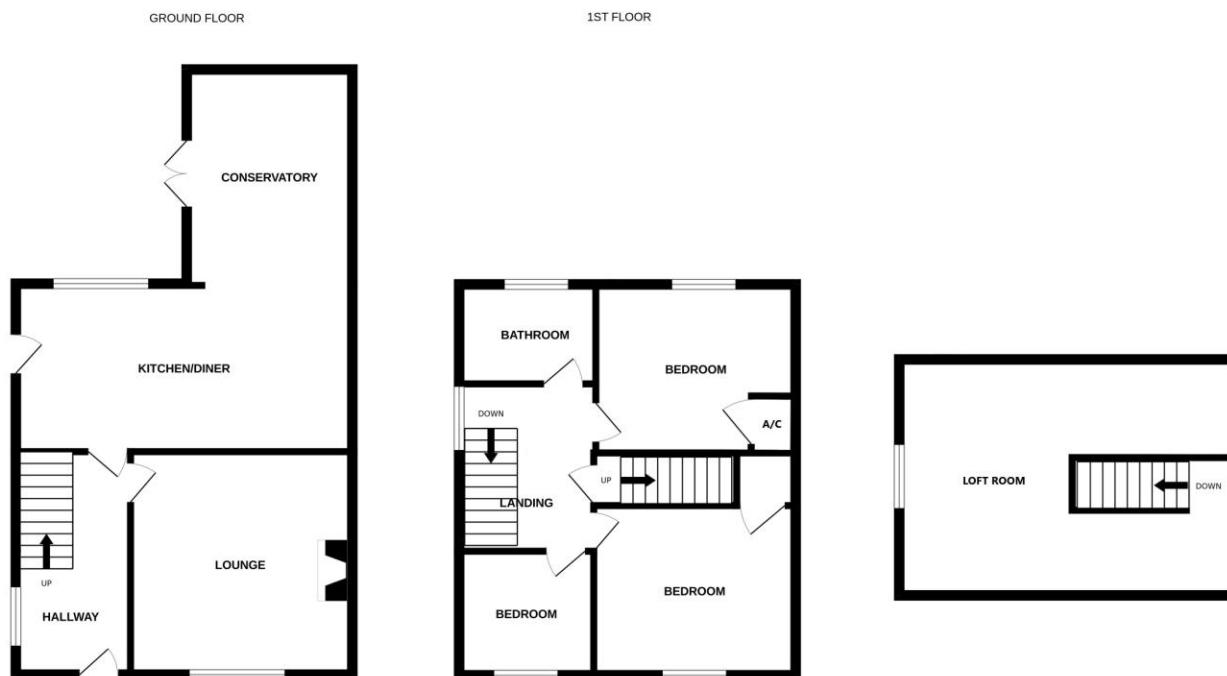
uPVC obscure double glazed window to rear elevation, chrome wall mounted heated towel rail, re-fitted modern three piece white suite comprising low level W.C, wash hand basin set into drawer unit with mixer tap over, jacuzzi bath with mixer tap over and power shower over with glass shower screen, Travertine tiling to all elevations, Travertine tiled flooring, feature spotlighting, coving to ceiling.

### **SECOND FLOOR**

### **LOFT ROOM**

19' x 9' 10" (5.79m x 3m) (sloping ceilings) uPVC double glazed window to side elevation, double panel radiator, storage space in roof eaves, ideal for occasional bedroom or home office.





Whilst every attempt has been made to ensure the accuracy of the floorplans contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-assignment. 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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## FRONT

Retained by extensive Laurel hedge, mono block paved and shingled driveway providing off road parking for up to 4 cars, outside power point, outside lighting, large double gates to side leading to:

## REAR GARDEN

In excess of 100ft in length. Fully enclosed established and non-overlooked rear garden, continued mono-block paved driveway providing secure off road parking for 2 further vehicles or caravan/motorhome storage, extensive porcelain paved patio area with outside power points, mainly laid to lawn with mature tree and shrub borders retained by sleepers, children's play house, personnel doors to:

## GARAGE/WORKSHOP

26' 9" x 9' 8" (8.15m x 2.95m) Two windows to side elevation, double doors to front, power and light connected with own consumer unit, storage in roof space.

## AGENTS NOTE

To comply with the 1979 Estate Agency Act, this property is owned by an employee of Kennedy & Co Estate Agents.

**COUNCIL TAX BAND** Tax band C  
**TENURE** Freehold

## OFFICE

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