



Whitfield Road

Potton

SG19 2FS

Asking Price Of £390,000

Three-bedroom semi

Still within 10year NHBC

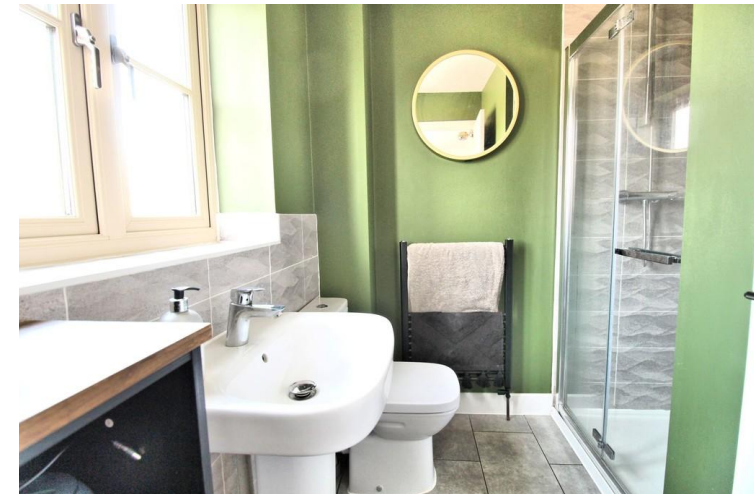
En-suite to the master

Downstairs cloakroom

Large kitchen/dining room

Good size lounge

Planning permission granted
for a rear extension and 2nd
floor conversion



A modern three bedroom semi detached still with a 10 year NHBC guarantee, located on a no through road looking over open mature ground with impressive oak tree to the front.

This family home provides three bedrooms with en-suite to the master, a large kitchen/dining room, a good size lounge and cloakroom. The garden is of good size and driveway leading to the garage.

This property provides versatile living accommodation as well as the benefit of planning for a rear extension and 2nd floor conversion to provide more family accommodation. For further details please call Kennedy & Co or search central beds planning portal under CB/24/02000/LDCP

PARTICULARS

Composite door with half glazed panel to:

HALLWAY

Stairs rising to the first floor with under stair cupboard. Tiled flooring. Radiator.

CLOAKROOM

Wall mounted wash hand basin. Low level W.C. Radiator. Double glazed frosted window to the front. Recessed spot lighting.

LOUNGE

14' 4" x 10' 8" (4.37m x 3.25m) Large built in display unit with shelving, drawers and recess for T.V. Engineered wood flooring. Double glazed window to the front. Radiator.

KITCHEN/DINER

18' x 11' 4" (5.49m x 3.45m) Range of base and wall mounted units in high gloss grey. Built in fridge/freezer, dishwasher, Bosch oven, hob and extractor. Space and plumbing for washing machine. Enamelled sink and drainer and work top surfaces. Tiled flooring. Radiator. Recessed spot lighting. Double glazed window to the garden. Double glazed patio doors opening onto the garden. Gas fired boiler. Large storage cupboard.

LANDING

Access to the loft space. Storage cupboard. Radiator.

BEDROOM ONE

12' x 8' 5" (3.66m x 2.57m) Fitted wardrobes. Double glazed window to the front. Radiator. Door to:

ENSUITE

Walk in fully tiled shower. Pedestal wash hand basin. Low level W.C. Heated towel rail. Double glazed frosted window to the front. Recessed spot lighting.

BEDROOM TWO

10' 9" x 10' 7" (3.28m x 3.23m) Double glazed window to the rear. Radiator.

BEDROOM THREE

8' x 7' (2.44m x 2.13m) Double glazed window to the rear. Radiator.

FAMILY BATHROOM

Four piece suite comprising: Bath with shower to the mixer tap. Low level. W.C. Pedestal wash hand basin.

Shower cubicle. Heated towel rail. Tiled to splash areas. Tiled flooring.

EXTERNAL

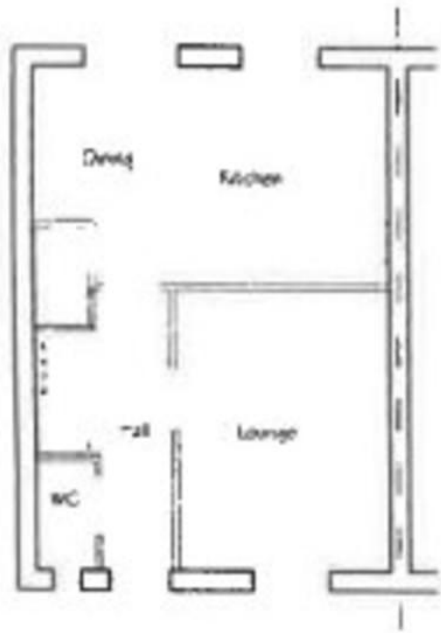
Rear garden - Mainly laid to grass with patio area. Shrubbery to the borders. Cold water tap. Gated access to the:

Driveway - Parking for two vehicles leading to:

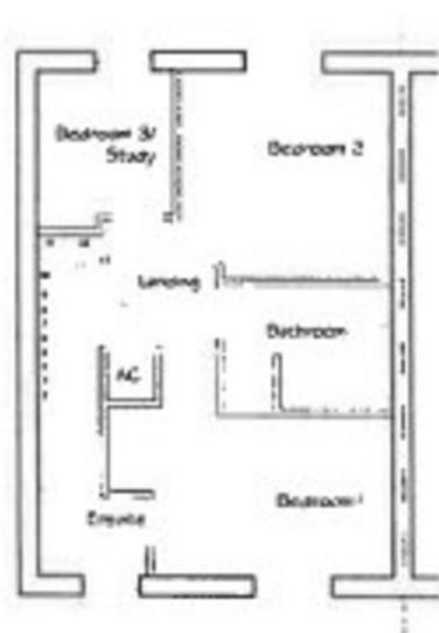
Garage - single in size with up and over door, power and lighting.

Front garden - Hedging to the front. Lawn area and meter cupboards.





GROUND FLOOR PLAN



FIRST FLOOR PLAN

COUNCIL TAX BAND

Tax band D

TENURE

Freehold

LOCAL AUTHORITY

Central Bedfordshire Council

Score	Energy rating	Current	Potential
92+	A		95 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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