



**Kennedy**  
&co.

**6 Sycamore Close**

Potton

SG19 2LQ

**Asking Price Of £365,000**

- Four Double Bedrooms
- Open Plan Sitting / Dining Room
- Fitted Kitchen & Utility Room
- Study
- En-Suite Shower Room
- Enclosed Rear Garden
- Single Garage & Ample Off Road Parking
- Cul De Sac Location





Good size family home with four double bedrooms with master en-suite shower room & open plan sitting / dining room. In addition, there is a fitted kitchen, utility room & study. Externally there is an enclosed rear garden, single garage and ample off-road parking for a number of vehicles. No Chain.

Part glazed entrance door opening into:

#### **RECEPTION HALLWAY**

Stairs rising to the first floor, storage cupboard, radiator, coving to ceiling, solid wood flooring, doors off to:

#### **FITTED KITCHEN**

10' 0" x 9' 3" (3.05m x 2.82m) Upvc double glazed window to the front aspect, fitted with a comprehensive range of base and matching eye level units, 1 1/2 bowl sink unit, ample work surface space with tiling to all splash areas, integral oven, inset 5 ring gas hob with extractor over, integral fridge / freezer and dishwasher, recessed ceiling lighting, under pelmet lighting, tiled flooring, radiator, door to:

#### **UTILITY ROOM**

6' 2" x 5' 10" (1.88m x 1.78m) Range of base and eye level units, work surface space, plumbing for washing machine, tiled flooring, extractor fan.

#### **STUDY**

11' 3" x 6' 9" (3.43m x 2.06m) Upvc double glazed window to the front aspect, solid wood flooring, radiator, coving to ceiling.

#### **CLOAKROOM**

Two piece suite comprising low level Wc and wall mounted wash hand basin, radiator, solid wood flooring.

#### **SITTING / DINING ROOM**

20' 8" max x 16' 11" max (6.3m x 5.16m) Upvc double glazed window to the rear aspect, French doors opening to the garden, solid wood flooring, twin radiators, coving to ceiling, stone built fireplace housing living flame gas fire.

## FIRST FLOOR LANDING

Airing cupboard, coving to ceiling, doors off to:

## BEDROOM ONE

13' 1" x 10' 6" (3.99m x 3.2m) Upvc double glazed window to the rear aspect, radiator, built in double wardrobe, coving to ceiling, door off to:

## EN-SUITE SHOWER ROOM

Fitted three piece suite comprising low level Wc, pedestal wash hand basin and enclosed fully tiled shower cubicle, tiling to splash areas, wooden flooring, heated towel rail, recessed ceiling lighting, extractor fan.

## BEDROOM TWO

10' 9" x 9' 11" max (3.28m x 3.02m) Upvc double glazed window to the front aspect, radiator, coving to ceiling, built in double wardrobe.

## BEDROOM THREE

10' 3" x 9' 10" (3.12m x 3m) Upvc double glazed window to the rear aspect, radiator, loft access, laminate flooring, coving to ceiling.

## BEDROOM FOUR

9' 8" x 9' 6" (2.95m x 2.9m) Upvc double glazed window to the front aspect, radiator, coving to ceiling.

## FAMILY BATHROOM

Fitted three piece suite comprising low level Wc, pedestal wash hand basin and bath with fitted shower attachment, heated towel rail, extractor fan, wooden flooring, tiling to splash areas.

## FRONT GARDEN

Open plan front garden, driveway leading to single garage and providing additional parking for a number of vehicles, pathway to entrance door, tap.

## REAR GARDEN

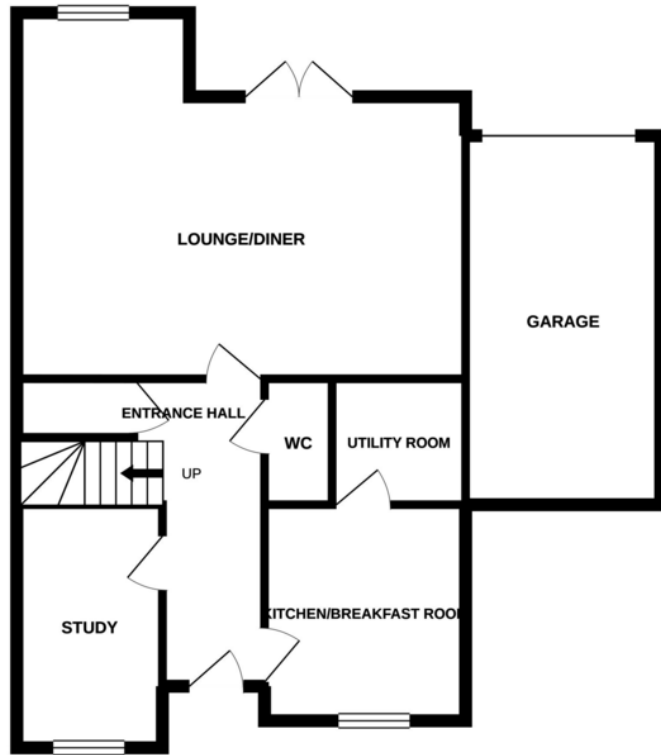
Enclosed by timber panel fencing, gated side access, paved patio area, laid mainly to lawn with well stocked flower and shrub borders.

## SINGLE GARAGE

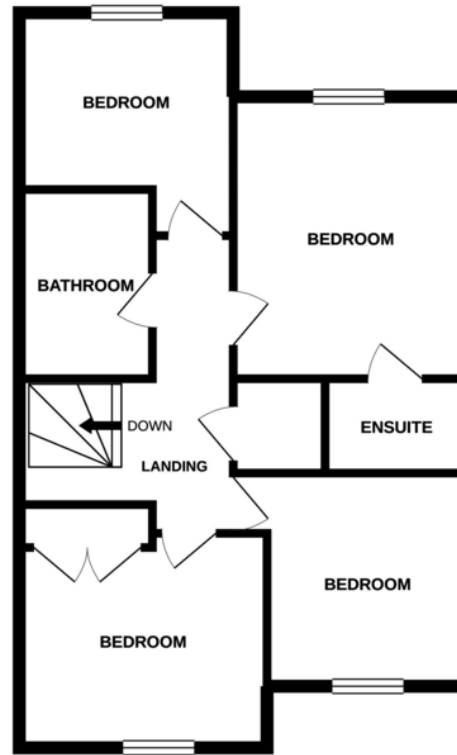
17' 1" x 9' 0" (5.21m x 2.74m) Attached single garage, electric roller door, power and light connected, eaves storage space.



GROUND FLOOR  
780 sq.ft. (72.5 sq.m.) approx.



1ST FLOOR  
633 sq.ft. (58.8 sq.m.) approx.



TOTAL FLOOR AREA: 1414 sq.ft. (131.3 sq.m.) approx.

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 Council

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	75
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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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