



15, Simms Place

Potton, Sandy,
Bedfordshire, SG19 2EG
Freehold **£350,000**

country
properties

Situated on the popular Tall Trees development, this Bullington design three bedroom semi-detached house built by Kier Homes is offered in great condition throughout creating an ideal opportunity for first-time buyers or families looking to move into a charming house in a desirable location. One of the unique features of this property is its quirky design setting it apart from the usual family home.

The property boasts versatile & open plan, spacious accommodation. The living space is inviting and seamlessly extends to a verdant garden, providing a perfect setting for relaxing or entertaining guests. This leads round to a great additional space which can be repurposed according to your needs, serving as a great formal dining room. An open-plan kitchen, complete with integral appliances linking to an ideal dining area, is at the heart of this home. This space is not only practical but also provides a perfect setting for family meals or entertaining guests.

The first-floor benefits from three well-proportioned bedrooms, the master being a generously sized double room with the luxury of an en-suite, making it an ideal principal bedroom. The second bedroom is also a double, offering plenty of space for furnishings. The third bedroom is ideal for a good-sized single room, perfect for a child's room or a home office. Externally, the property includes a spacious rear garden, providing a safe outdoor space for children to play or for you to enjoy the outdoors and a driveway to the front for 1 - 2 cars.

- Semi-detached Bullington design Kier home
- Three bedrooms
- Fully integrated kitchen/diner
- Separate Living and Dining
- En-suite to master
- Generous rear garden & driveway
- Built in 2017- still under 10 year NHBC warranty
- Council Tax band D / EPC rating B

Accommodation

Entrance Hallway

Window to the front aspect, stairs to the first floor, radiator, door to cloakroom and living area.

Cloakroom

Wash hand basin with pedestal, WC, radiator.

Kitchen/Diner

16' 7" x 7' 4" (5.05m x 2.24m) narrowing to 12' 7" x 8' 5" (3.84m x 2.57m)
Range of matching wall mounted and base level units with granite work surface over and inset 1 1/2 sink with drainer, integral fridge/freezer, dishwasher, washing machine, electric oven, inset electric induction hob with extractor over, window to the front aspect, wall mounted gas boiler, radiator, double glazed French doors to rear, access to:-



Lounge

16' 7" x 8' 9" (5.05m x 2.67m)

Window to the front aspect, radiator, double glazed French doors to rear.

First Floor

Landing

Large built in storage cupboard, radiator, doors to:-

Bedroom One

10' 4" x 8' 8" (3.15m x 2.64m)

Window to the front aspect, two double fronted fitted wardrobes, radiator door to:-

En-suite

Window to the rear aspect, wash hand basin with pedestal, WC, double shower cubicle, shaver point, radiator.

Bedroom Two

9' 6" x 8' 7" (2.90m x 2.62m)

Window to the front aspect, radiator, loft hatch.

Bedroom Three

9' 9" x 6' 9" (2.97m x 2.06m)

Window to the rear aspect, radiator.

Bathroom

Window to the front aspect, WC, wash hand basin with pedestal, panelled bath with shower attachment over, radiator.

External

Front garden

Open plan front garden with timber chippings and mature plants and shrub bed. Outside water tap. Side by side off road parking. Wall mounted EV charger. Gated access to rear.

Rear Garden

Rear garden laid to lawn and enclosed by fence boundaries with patio area, storage shed and gated entrance to off road parking. External electric power point.

Maintenance Charge

There is a maintenance charge payable of £260.00 per annum. This is paid in 2 instalments of £130.00.

Agent's Notes

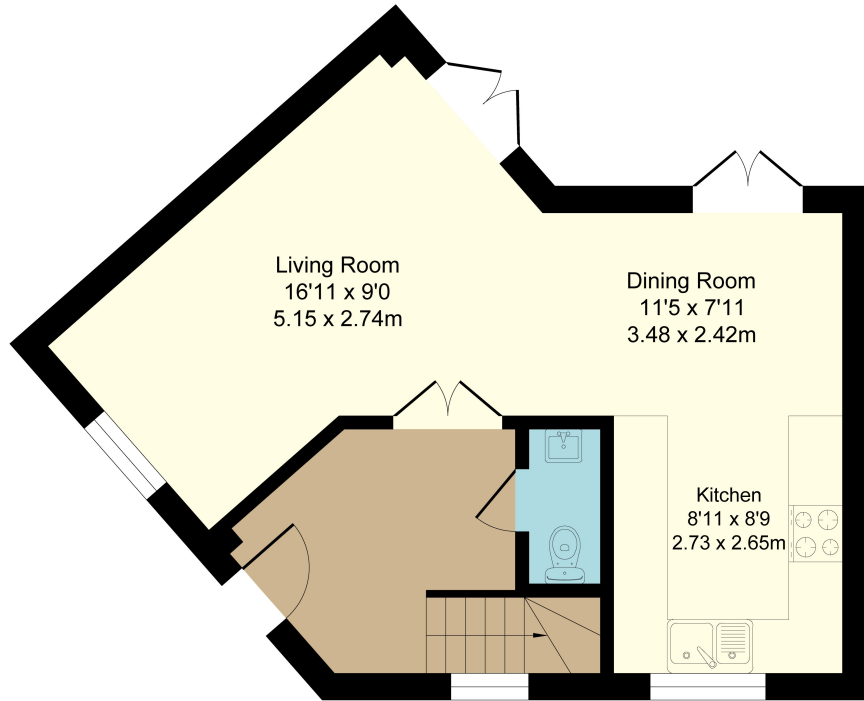
Potton

Potton's central Georgian market square provides a variety of shops, public houses, doctors' surgery, restaurants, and primary schooling and is in the catchment for the increasingly popular Comberton and Bassingbourne village colleges. For the commuter, train stations are in the nearby towns of Biggleswade and Sandy providing access to London Kings Cross and Peterborough and the A1M is within easy access.

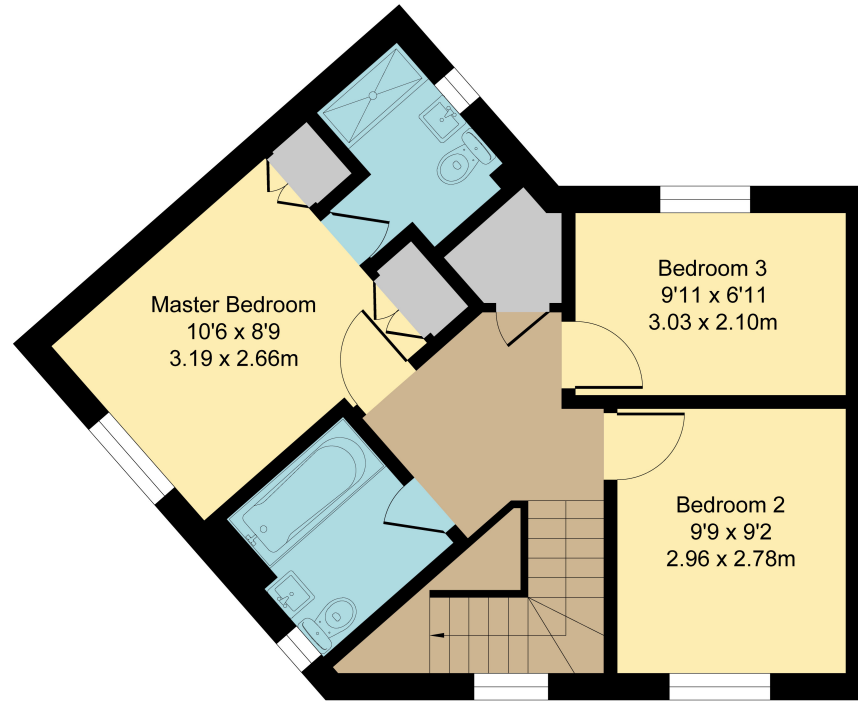


15 Simms place, Potton

Ground Floor
Area: 42.3 m² ... 455 ft²



First Floor
Area: 42.3 m² ... 455 ft²



Total Area: 84.6 m² ... 910 ft²

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		84	
		EU Directive 2002/91/EC	

All measurements are approximate and quoted in metric with imperial equivalents and for general guidance only and whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given and that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property. For a free valuation, contact the numbers listed on the brochure.

Viewing by appointment only

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