



19
Yates
Meadow

19, Yates Meadow

Potton, Sandy,
Bedfordshire, SG19 2EQ
Freehold **£375,000**

country
properties

Presenting a delightful three-bedroom detached house built by Kier Homes. This property is in good condition, offering 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 that it is chain-free, making the buying process smoother and potentially quicker.

The property boasts versatile open plan spacious accommodation ideal for a multitude of buyers. 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. The first floor benefits from three well-proportioned bedrooms. The master bedroom is a generously-sized double room with the luxury of an en-suite, making it an ideal principle 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. 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. Additional features of this property include a spacious rear garden, providing a safe outdoor space for children to play or for you to enjoy the outdoors. The property also offers a driveway with space for one car, adding to the convenience.

The location of the property is another striking feature. It is close to local amenities and walking routes, providing a perfect balance between convenience and the charm of outdoor living.

- Detached family residence
- Good order throughout
- Three bedrooms
- En-suite to master
- Integrated kitchen
- Separate living and dining areas
- Family bathroom and downstairs cloakroom
- Spacious rear garden and off road parking
- Council Tax Band D
- EPC Rating B

Accommodation

Entrance Hallway

Composite front door, wood effect laminate flooring, radiator, stairs rising to the first floor, double glazed window to the front aspect, doors to:

Cloakroom

Push button low level WC, wash hand basin with pedestal and tiled splash back, radiator, wood effect laminate flooring.

Lounge

16' 8" x 8' 9" (5.08m x 2.67m)
Double glazed window to the front aspect, radiator, double glazed French doors onto the rear garden.



Kitchen

9' 3" x 8' 6" (2.82m x 2.59m)

Range of matching wall and base units with a roll edge worktop, integral fridge/freezer, dishwasher and tumble dryer. Electric oven with in top gas hob and extractor filter over, stainless steel 1 ½ sink with mixer taps over, inset ceiling spotlights, tile effect flooring, double glazed window to the front aspect.

Dining Area

11' 5" x 7' 3" (3.48m x 2.21m)

Tile effect flooring, double glazed French doors onto the rear garden, radiator, opening into the kitchen.

First Floor

Landing

Hatch to the partially boarded loft, radiator, built in storage cupboard, doors to:

Master Bedroom

10' 3" x 8' 5" (3.12m x 2.57m)

Double glazed window to the front aspect, radiator, two built in double fronted wardrobes, door to en-suite.

En-suite

Push button low level WC, double shower cubicle, wash hand basin with pedestal and tiled splash back, shaver point, inset spotlights, radiator, double glazed window to the rear aspect.

Bedroom Two

9' 7" x 9' 1" (2.92m x 2.77m)

Double glazed window to the front aspect, radiator.

Bedroom Three

9' 8" x 6' 8" (2.95m x 2.03m)

Double glazed window to the rear aspect, radiator.

Family Bathroom

Matching 3-piece suite comprising; WC, wash hand basin with pedestal and tiled splash back, panelled bath with shower over, inset spotlights, heated towel rail, tiled effect flooring, double glazed window to the front aspect.

External

Front

Area laid to lawn with mature shrubs, steps leading up to the front door and a tarmac driveway to the side providing off road parking for 1 vehicle.

Rear

The rear garden is fully enclosed by fence boundaries with a spacious patio area ideal for entertaining leading onto an area laid to lawn. There is an outside tap, light and power, timber shed and gated side access to the front of the property.

Potton

Located within easy walking distance to Potton's central Georgian market square which provides a variety of shops, public houses, hair salons, doctors' surgery, restaurants and primary schooling. For the commuter, train stations in the nearby towns of Biggleswade and Sandy provide access to London Kings Cross and Peterborough and also the AIM is within easy access. Potton is located within an approximate 45 minute drive of Cambridge which has famous universities, amazing architecture and a bustling array of shops and restaurants.



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Ground Floor

First Floor

All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		94
(81-91)	B		
(69-80)	C	83	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales			
			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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