



Frith Fields, Potton, Sandy, Bedfordshire. SG19 2FW

 **Satchells**



4 Bedroom Detached House

£650,000 Freehold

Built in 2021 by Aubury Homes, this exclusive development of just 7 luxury detached homes forms a beautiful cul-de-sac located in the semi-rural market town of Potton.

- Development of just 7 luxury homes
- 7 years remaining on NHBC warranty
- Underfloor heating
- Off street parking for 4 cars
- Semi rural location
- Built in wardrobes
- Immaculately presented
- East facing private garden
- EPC rating B. Council tax band F
- Double garage

Ground Floor:**Entrance Hall:**

A grand hallway with pak panelled doors leading to all ground floor rooms. Stairs rising to first floor. Luxury vinyl tiled flooring. Underfloor heating.

Living Room:

Abt: 10' 11" x 17' 10" (3.33m x 5.44m) A lovely dual aspect 17ft room with patio doors leading to the rear garden. Window to front aspect. Carpet flooring.

Study:

Abt: 7' 9" x 10' 9" (2.36m x 3.28m) Currently used as a playroom, this versatile room can also be used as a home office or snug. Window to front aspect. Luxury vinyl tiled flooring. Oak panelled door. Underfloor heating.

Kitchen/Living/Dining Room:

Abt: 14' 4" x 17' 10" (4.37m x 5.44m) A beautiful almost 18ft space with patio doors leading out into the garden and multiple windows overlooking the rear and side aspect. Slate grey shaker style kitchen with white marble effect laminate worktops and upstands with under cabinet lighting. Centre island with three-seater breakfast bar and additional storage. Integrated appliances include a Bosch single multi-oven and Bosch induction hob with Larrona chimney hood with LED lights. Integrated dishwasher and a white integrated 70/30 fridge freezer. 1.5 bowl stainless steel sink and drainer. Luxury vinyl tiled flooring. Underfloor heating.

Cloakroom:

Neutral suite with low level WC and wash hand basin with tiled splash

back areas and mixer tap. Obscured window to side aspect. Luxury vinyl tiled flooring.

First Floor:**Bedroom One:**

Abt: 10' 11" x 17' 10" (3.33m x 5.44m) A bright and airy 17ft dual aspect room with fitted panelled wardrobes and oak panelled door to ensuite. Carpet flooring. Windows to front and rear aspect. Radiator.

En-Suite:

A modern suite with corner shower with rain shower head and full height tiling. Wash hand basin with mixer tap and low level WC with soft close seat. Obscured window to front aspect. Chrome towel rail. Luxury vinyl tiled flooring.

Bedroom Two:

Abt: 8' 9" x 14' 4" (2.67m x 4.37m) A large double with window to front aspect. Carpet flooring and radiator.

Bedroom Three:

Abt: 10' 5" x 10' 9" (3.17m x 3.28m) Double bedroom with windows to rear and side aspect. Carpet flooring and Radiator.

Bedroom Four:

Abt: 8' 9" x 10' 9" (2.67m x 3.28m) Currently used as a home office and spare bedroom but can host a double bed. Window to rear aspect. Carpet flooring and Radiator.

Bathroom:

A four piece suite with half wall tiling around the panelled bath and full

height tiling in corner shower cubicle with rain shower head. Low level WC with soft close seat and wash hand basin with mixer tap. Chrome towel rail. Obscured window to side aspect. Luxury vinyl tiled flooring.

Outside:

Rear Garden:

The rear garden faces East and is mainly laid to lawn with large patioed area for outdoor furniture. Access to the double garage via single half glazed door. To the front is a block paved driveway for four cars and access to the garage via two up and over doors.

About the Area:

Potton:

This lovely home is situated in a quiet and secluded private development, in the the idyllic market town, Potton.

Potton offers an array of popular eateries such as O'Sarracino Italian restaurant and The Coach House, as well as a number of public houses, Lucy's Bakery, Clayton Family Butchers and other shops including a Tesco Express. You will also find Greensands doctor's surgery and excellent local schooling, as well as stunning nature walks through Deepdale and Pegnut Woods.

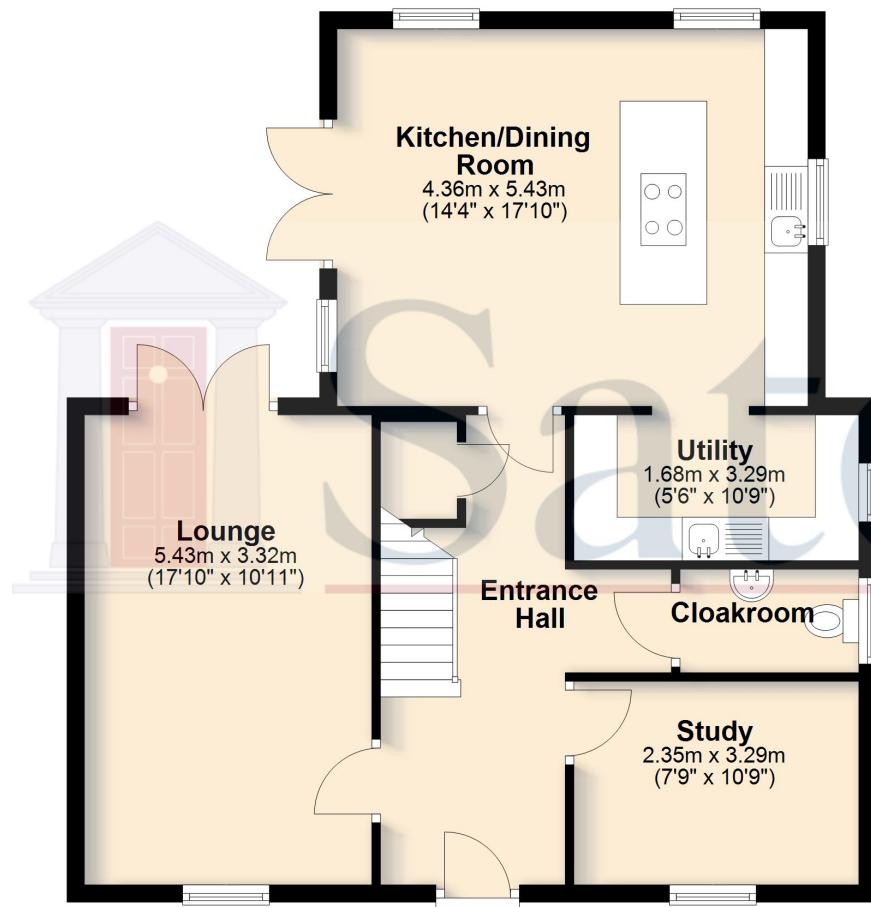
Potton offers excellent road links to the A1(M) nearby and the nearest train station is about 3 miles away in Sandy, reaching London Kings Cross in approx. 50 minutes.



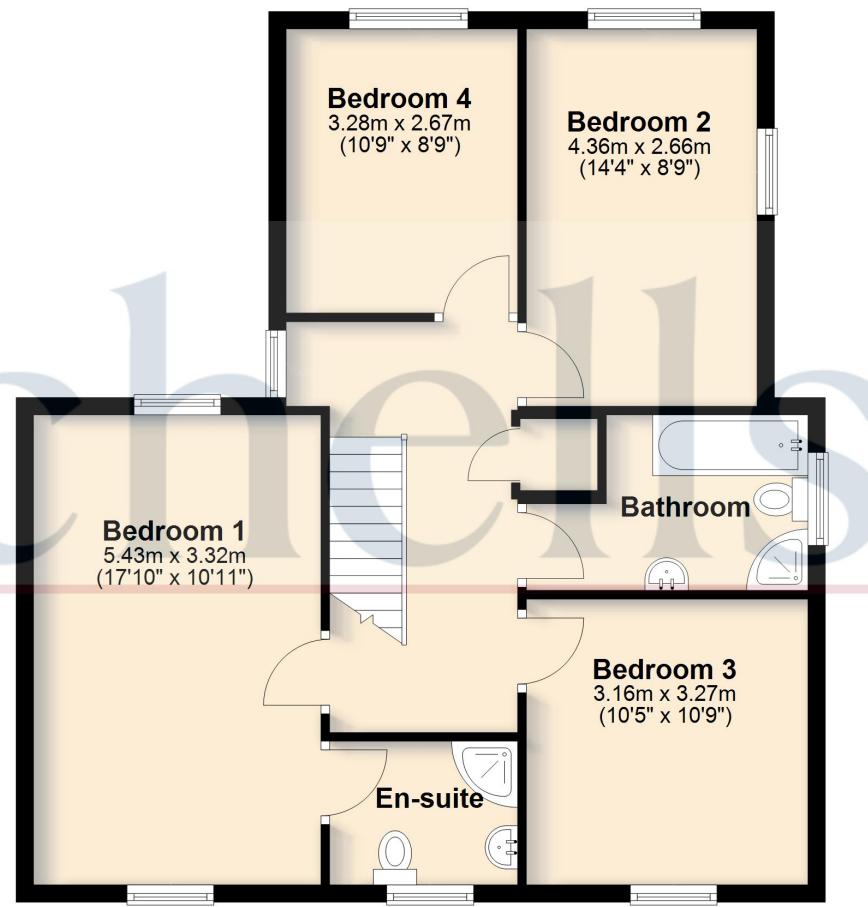


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we feel fairly describes it but before arranging a viewing or deciding to buy, should there be anything specific you would like to know about the property please enquire. Satchells have not tested any of the appliances or carried out any form of survey and advise you to carry out your own investigations on the state, condition, structure, services, title, tenure, and council tax band of the property. Some images may have been enhanced and the contents shown may not be included in the sale. Satchells routinely refer to 3rd party services for which we receive an income from their fee. If you would like us to refer you to one of these services please ask one of our staff who will pass your details on. We advise you check the availability of the property on the day of your viewing.

Ground Floor



First Floor



For illustrative purposes only - NOT TO SCALE - Measurements shown are approximate. The size and position of doors, windows, appliances and other features are approximate.
Plan produced using PlanUp.

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