



Sheepwalk Close, Potton, Sandy, Bedfordshire. SG19 2XX





3 Bedroom Detached House

Offers in Excess of £475,000 Freehold

Simply stunning! Three double bedroom detached property, which has been modernised throughout. With a home office, en-suite, fitted wardrobes and huge 23ft open plan living space... Could this be your next family home?

- Three Double Bedrooms
- Renovated throughout
- Open plan living
- Fitted wardrobes
- Detached home office
- South-facing garden
- Parking for three cars
- Cul-de-sac location
- Complete upper chain
- Awaiting EPC rating. Council tax band - E

general Description:**First Floor:****Entrance Hall:**

Front door leading to entrance hall with doors to snug, cloakroom and living area.

Luxury Vinyl flooring. Stairs rising to the first floor.

Snug:

Abt: 7' 3" x 7' 2" (2.21m x 2.18m) Originally part of the integral garage. Double glazed window to front aspect. Luxury Vinyl flooring. TV point. Fuse Box. Spotlights. Radiator.

Cloakroom:

Obscured double glazed window to front aspect. Low-level WC and wash hand basin with mixer tap. Tiled splashback areas. Chrome heated towel rail. Luxury Vinyl flooring.

Living Area:

Abt: 23' 10" x 12' 1" (7.26m x 3.68m) A bright and airy space with bay window to front aspect. Nest heating control system synced with Hue lighting. Feature gas fireplace.

Luxury Vinyl flooring.

Kitchen/Dining Area

Abt: 23' 11" x 9' 8" (7.29m x 2.95m) Sleek white gloss wall and base units with integrated full-length fridge, full-length freezer, dishwasher, Samsung Wi-Fi controlled double oven with microwave, four-ring induction hob with overhead extractor fan, wine cooler. Inset sink with hot tap. Complementary Quartz worktops with overhang for breakfast bar. Two double glazed windows to rear aspect with electric blinds. Double glazed sliding door onto garden. Door to understairs storage cupboard. Vinyl flooring. Spotlights. Single door to side aspect.

Utility Room:

Abt: 8' 0" x 7' 5" (2.44m x 2.26m) Originally part of the integral garage. Door to side passage. Wall and base units with stainless steel sink and drainer. Undercounter space for washing machine. Wall-mounted boiler. Luxury Vinyl flooring. Spotlights.

First Floor:**Bedroom One:**

Abt: 12' 2" x 10' 4" (3.71m x 3.15m) Double glazed window to front aspect. Four-door fitted wardrobe. Door to en-suite. Loft access with ladder. Hue lighting. Carpet flooring.

En-suite:

Abt: 6' 2" x 5' 5" (1.88m x 1.65m) Fully tiled stone effect suite comprising of low-level WC, wash hand basin with vanity unit and mixer tap and shower cubicle with rainfall shower head. Wall-mounted mirrored cabinet. Chrome heated towel rail. Underfloor heating. Bluetooth speaker. Obscured window to front aspect.

Bedroom Two:

Abt: 22' 5" x 7' 6" (6.83m x 2.29m) Stretching the full length of the property, this 23ft room features cleverly fitted wardrobe storage. Dual aspect windows. Restricted head height at both ends. Hue lighting. Carpet flooring.

Bedroom Three:

Abt: 11' 4" x 8' 6" (3.45m x 2.59m) Window to rear aspect. Fitted double sliding door wardrobe. Hue lighting. Carpet flooring.

Family Bathroom:

Abt: 6' 8" x 6' 3" (2.03m x 1.91m) Fully tiled marble effect suite comprising of bath with overhead rainfall shower, wall-hung WC, wash hand basin with vanity unit and mixer tap. Chrome heated towel rail. Underfloor heating. Obscured double glazed window, Bluetooth speaker. Extractor fan.

Outside:**Home Office:**

Abt: 16' 0" x 8' 0" (4.88m x 2.44m) An ideal space for those who work from home, complete with hot and cold air conditioning system and full-length Tilt & Turn windows.

Garden:

A private, quiet and sunny south-facing garden backing onto fields. To quote the owners "All we can hear is the birds!". Artificial lawn with modern planters and fencing. Porcelain patio area with electric awning. Rear CCTV camera. Two additional storage sheds. Space for barbeque storage. Hue lighting to front and rear. To the front is a resin driveway which can easily accommodate three cars. Electric car charging point and Nest doorbell.

About The Area:

Tucked away on Sheepwalk Close at the end of a cul-de-sac. This property is situated just 0.4 miles from Potton's market square, which offers a variety of amenities such as the Elephant and Feather Gift Shop, Tesco Express, bakery, local butcher, a range of takeaways, restaurants, pubs and a doctor's surgery. You can find lovely parks and walks in Potton, as well as the popular Deepdale Woods.

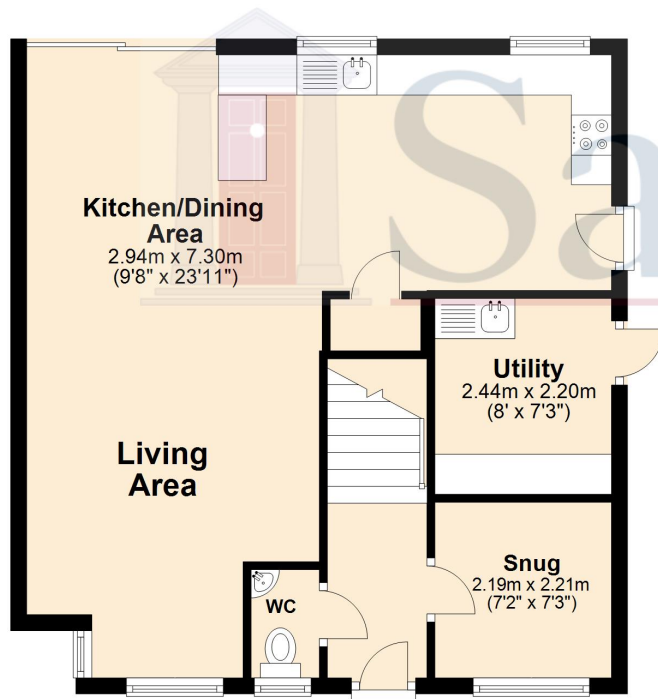
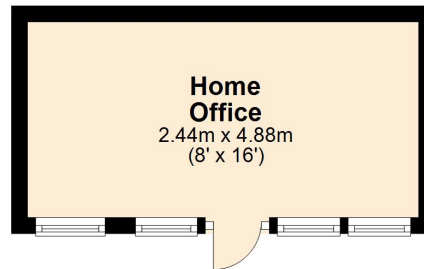
Nearby, you have RSPB Sandy, which is just 2.5 miles from the property, perfect for nature lovers. Biggleswade and Sandy are just a short drive for train links, reaching London Kings Cross in 30 minutes.



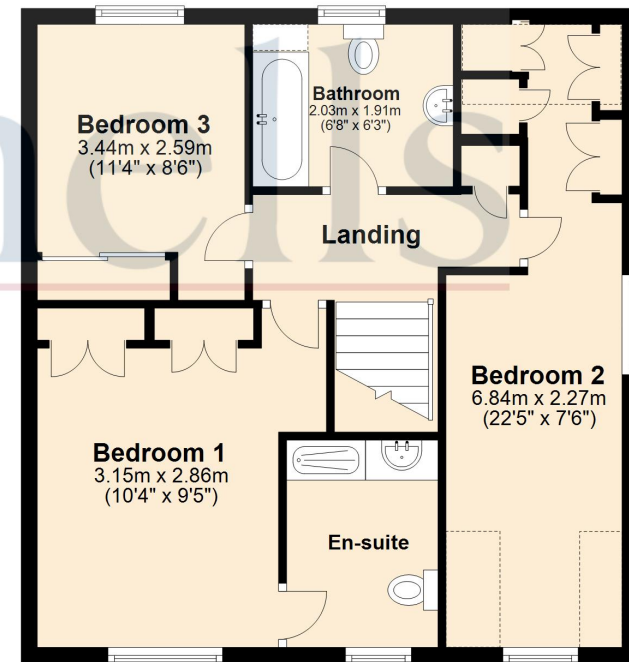


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we 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.