



89, Potton Road

Biggleswade,
Bedfordshire, SG18 0DZ
Freehold £590,000

COUNTRY PROPERTIES
PART OF HUNTERS

This well-presented and recently refurbished 3/4 bedroom 1930's detached home with separate annex, is situated along Potton Road in Biggleswade, close to local shops and just 1 mile from the town centre and train station. Benefits include 3 reception rooms, modern kitchen, re-fitted cloakroom, bathroom and shower room, loft room/bedroom and enclosed garden with 1 bed annex. An internal viewing comes highly recommended.

- 1930's DETACHED
- 3/4 BEDROOMS
- 3 RECEPTION ROOMS
- MODERN KITCHEN
- RE-FITTED CLOAKROOM, BATHROOM & SHOWER ROOM/STORAGE
- LOFT ROOM/BEDROOM
- LARGE DRIVEWAY
- REAR GARDEN
- 1 BED ANNEX WITH EN-SUITE
- WALKING DISTANCE TO TOWN CENTRE & TRAIN STATION

Ground Floor

Entrance Hall

13' 11" x 6' 7" (4.24m x 2.01m)

Composite double glazed frosted door to front aspect. Double glazed window to side. Marble style ceramic tiled flooring. Storage cupboard. Radiator. Stairs rising to first floor accommodation.

Lounge

13' 8" x 13' 5" (4.17m x 4.09m)

Double glazed bay window to front aspect. Double glazed window to side aspect. Telephone and TV point. Radiator.

Dining Room

11' 0" x 9' 8" (3.35m x 2.95m)

Double glazed bay window to side aspect. Radiator.

Kitchen

11' 9" x 10' 4" (3.58m x 3.15m)

Fitted with a range of eye and base level units with work surfaces over and tiled splash backs. Sink and drainer unit. Built-in electric oven and 5 ring gas hob with extractor hood over. Integrated dishwasher. Space and plumbing for washing machine. Space for fridge/freezer. Double glazed window to side.

Family Room

30' 9" x 10' 3" (9.37m x 3.12m)

Double glazed patio doors and bi-fold doors to rear. TV point. Radiator.

Cloakroom

9' 2" x 4' 3" (2.79m x 1.30m)

WC. Vanity wash hand basin. Fully tiled. Radiator. Double glazed window to rear aspect.

Shower Room/Storage

8' 5" x 5' 5" (2.57m x 1.65m)

Currently used for storage. Potential to fix shower cubicle, WC and wash hand basin.



First Floor

Landing

12' 8" x 2' 8" (3.86m x 0.81m)

Double glazed window to side aspect. Storage cupboard.

Bedroom One

13' 4" x 11' 2" (4.06m x 3.40m)

Double glazed bay window to front aspect.
Double glazed window to side aspect. Radiator.
Built-in wardrobes. Storage cupboard.

Bedroom Two

11' 0" x 11' 0" (3.35m x 3.35m)

Double glazed bay window to side aspect.
Radiator. Fitted wardrobe. Storage cupboard.

Bedroom Three

8' 11" x 7' 2" (2.72m x 2.18m)

Double glazed windows to front and side aspects. Radiator.

Family Bathroom

8' 8" narrowing to 5' 3" x 8' 0" narrowing to 4' 10" (2.64m x 2.44m)

2 double glazed windows to side aspect. Bath with mixer tap and separate hand-held shower attachment. WC. Vanity wash hand basin. Fully tiled. Radiator.

Loft Room/Bedroom

15' 3" x 9' 11" (4.65m x 3.02m)

Velux window. Inset spot lights. Electric sockets. Radiator.

Outside

Parking

Wrap around driveway providing off road parking for several vehicles.

Rear Garden

Artificial lawn. Access to front. Double gates to side.

Annex

Living Area/Bedroom 18' 11" x 9' 8" (5.77m x 2.95m)

Laminate flooring. Radiator. Inset spot lights.

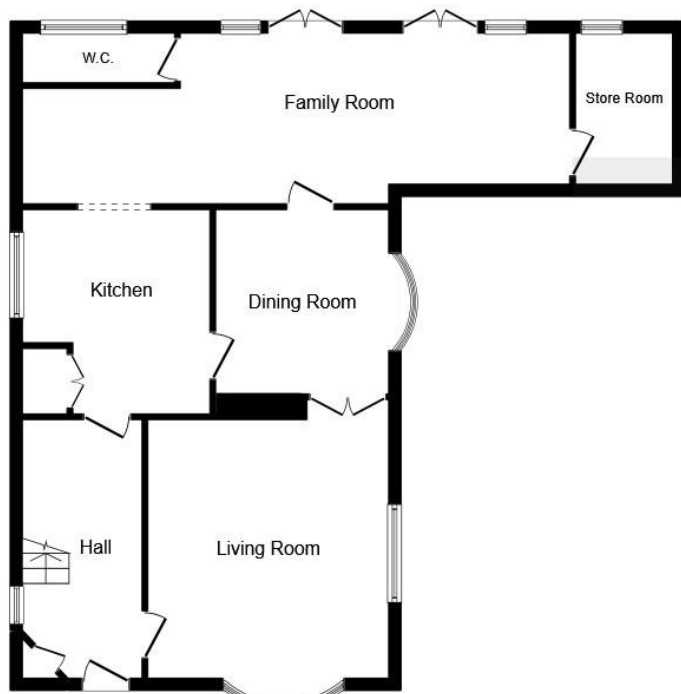
Double glazed window and door.

Shower Room 8' 2" x 4' 3" (2.49m x 1.30m)

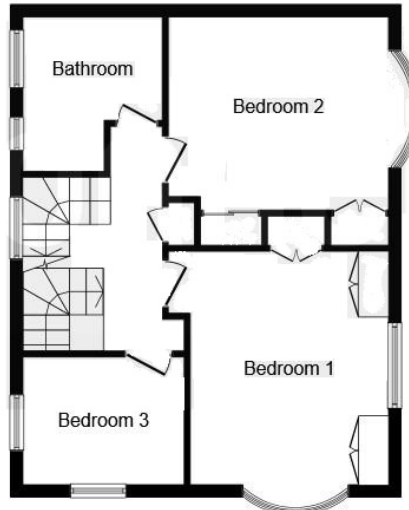
Shower cubicle. WC. Wash hand basin.



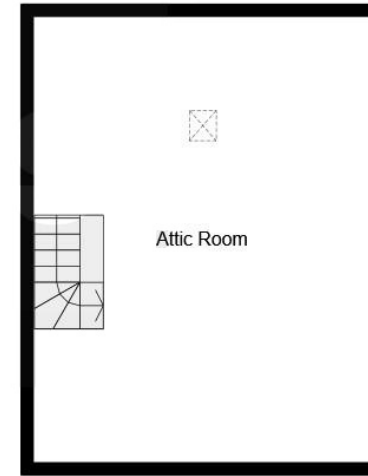




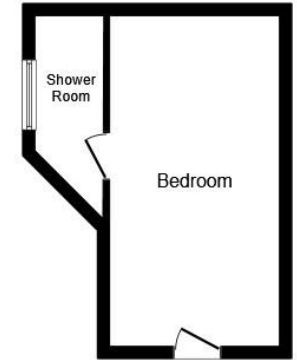
Ground Floor



First Floor

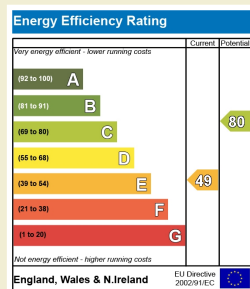


Second Floor



Studio/Annex

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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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