



Everton Road, Potton, Sandy, Bedfordshire. SG19 2RA





## 5 Bedroom Detached House

### Offers in Excess of £400,000 Freehold

Tucked away from the road and offered to the market chain free, this much-loved home requires some modernisation throughout and would make a beautiful long term family home! Offering a downstairs bedroom and en-suite, providing annex potential, large gated driveway, and spacious accommodation throughout!

- CHAIN FREE
- Detached family home
- Five sizeable bedrooms
- Requires modernisation
- Downstairs bedroom with shower room
- Gated driveway
- Parking for three cars
- Popular village location
- Viewing highly recommended
- EPC rating D. Council tax band E

## **Ground Floor**

### **Porch:**

Double glazed sliding patio doors open into the porch. Double glazed window to side aspect. Further double glazed windows to kitchen and cloakroom. Wood effect flooring. Front door opens into:

### **Hallway:**

Stairs rise to the first-floor landing. Understairs storage cupboard. Carpeted. Door to:

### **Cloakroom:**

A two piece suite comprising a low level WC and wash hand basin. Double glazed window to porch. Wood effect flooring.

### **Kitchen:**

Abt. 13' 5" x 6' 10" (4.09m x 2.08m) A white kitchen comprising matching wall and base units with complimenting work surface. Integrated sink and drainer with splash back tiles. Double oven with five ring gas hob and extractor fan above. Under counter fridge, washing machine and dishwasher. Double glazed window to side aspect and further window looking into the porch. Tile effect flooring. Feature beams to ceiling.

### **Dining Room:**

Abt. 12' 10" x 10' 0" (3.91m x 3.05m) A generous dining room with single glazed window looking into the sun room. Carpeted. Feature beams to ceiling. Archway through to:

### **Living Room:**

Abt. 16' 10" x 11' 2" (5.13m x 3.40m) A spacious dining room with feature beams to ceiling and gas fireplace with brick surround. Carpeted. Double glazed sliding patio doors opening through to:

### **Sun Room:**

Abt. 21' 0" x 5' 6" (6.40m x 1.68m) A lovely additional sitting area with windows overlooking the rear garden. French doors and a further side door also provide access to the garden. Wood effect flooring.

## **Additional Reception Room/Bedroom Five:**

Abt. 16' 5" x 11' 3" max (5.00m x 3.43m) A large reception room offering additional versatile accommodation. Currently being used as a downstairs bedroom however, also an ideal space for a business from home! Two double glazed windows overlook the front aspect. Carpeted. Door to utility room and ensuite:

### **En-Suite:**

A recently fitted shower room comprising a double shower, low level WC and a wash hand basin with vanity unit. Part tiled walls. Wood effect flooring. Double glazed window to side aspect.

### **Utility Room:**

The utility room currently has a cold water connection to the American style fridge/freezer. This space could be made into a kitchenette if an annex is required. Power and lighting.

## **First Floor**

### **Landing:**

Doors to all rooms. Carpeted.

### **Bedroom One:**

Abt. 12' 11" x 11' 2" (3.94m x 3.40m) A large double bedroom with a bank of fitted wardrobes. Shower cubicle. Carpeted. Double glazed window to rear aspect.

### **Bedroom Two:**

Abt. 12' 11" x 10' 5" (3.94m x 3.17m) A generous double bedroom with double glazed window overlooking the rear aspect. Carpeted.

### **Bedroom Three:**

Abt. 11' 2" x 8' 2" (3.40m x 2.49m) A further double bedroom with double glazed window to front aspect. Carpeted.

### **Bedroom Four:**

Abt. 10' 1" x 6' 7" (3.07m x 2.01m) A generous fourth bedroom with double glazed window to front aspect. Carpeted.

**Bathroom:**

A three-piece suite comprising a low-level WC, wash hand basin and panelled bath with shower over. Partly tiled walls. Wood effect flooring. Double glazed window to side aspect.

**Outside****Front Garden:**

A block paved driveway sits to the front of the property providing off road for approximately three cars. Flower beds offer a range of mature trees and shrubs. Gate to side aspect.

**Rear Garden:**

A fully paved sunny rear garden with flower bed borders. The garden wraps around to the side of the property with gated access to the driveway and a timber storage shed.

**About the Area:**

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.

**Agents Note:**

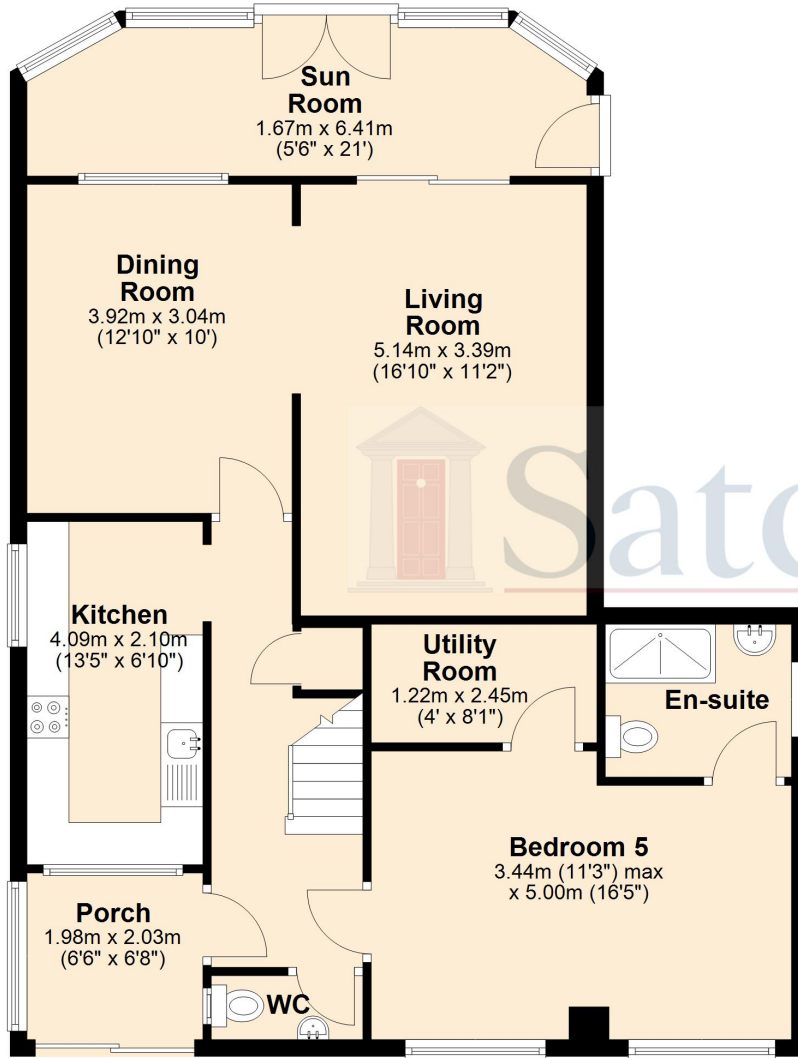
Draft particulars yet to be approved by the vendor and may be subject to change.



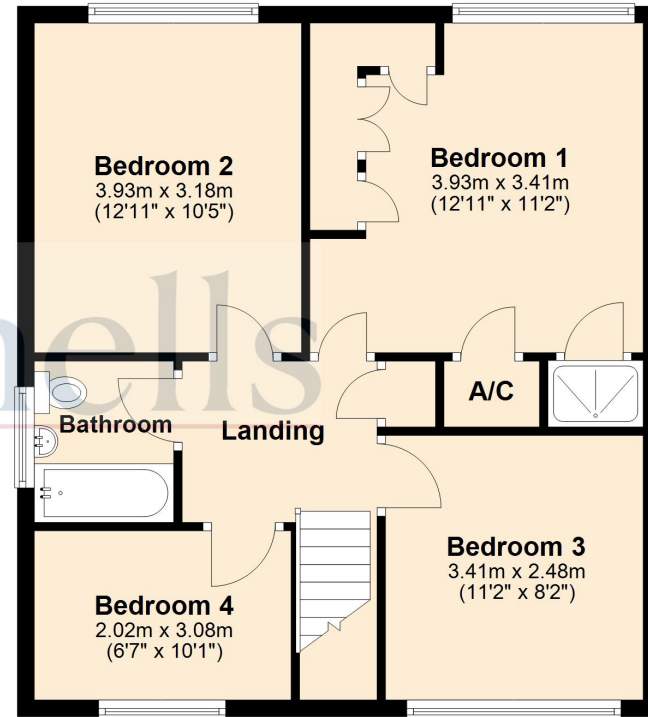


These particulars are a guide only and do not constitute an offer or a contract. The floor plan is for identification purposes only and not to scale. All measurements are approximate and should not be relied upon if ordering furniture, white goods and flooring etc. We have presented the property as we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