

TALISMAN

PROPERTY AGENTS



Astwood Close, Potton, SG19 2SF

Guide Price: £265,000 - £275,000

Bedroom x2

Reception x1

Bathroom x1



Key Features

- Cul de sac location
- A delightfully beautiful, bay fronted middle terraced house, developed by Potton Timbers
 - An ideal choice for first time buyers
- Generously sized kitchen/breakfast room with bay window and breakfast bar
 - Dual system Toshiba air conditioning unit included
 - Delightfully private, south facing rear garden
 - Allocated off-road parking for two cars
- Exquisite design and gorgeous curb side appeal



T

Description

Nestled in the humble cul-de-sac road of Astwood Close comes this effortlessly beautiful, bay fronted middle terraced house, developed by Potton Timbers. This home proves highly alluring with its distinctive exterior design and comprises a radiant sitting room with sliding patio doors to its very own private, south facing rear garden, and generously proportioned kitchen/breakfast room. The first-floor accommodation boasts two spacious bedrooms and a contemporary three-piece bathroom suite with a sleek grey gloss vanity unit. Additionally, the home uniquely offers a dual system air conditioning unit, and parking is made hassle free with the inclusion of two allocated off-road parking spaces.



T



T

Rooms & Dimensions

(Ground Floor)

Entrance Hall

UPVC door upon entry, UPVC double glazed window to side aspect, staircase leading to first-floor accommodation, radiator, wooden effect laminate flooring, doors off to:

Sitting Room

3.55m x 4.05m (11' 8" x 13' 3") UPVC double glazed sliding patio door leading to the rear garden, understairs storage cupboard, aircon unit, radiator and wooden effect laminate flooring.

Kitchen/Breakfast Room

2.33m x 3.49m (Into Bay) (7' 8" x 11' 5") UPVC double glazed bay window to front aspect, an extensive range of white gloss base and eye level units with complimentary worktop, comprising, one bowl stainless steel sink unit with mixer tap, built-in electric oven with 4-burner ceramic hob and stainless steel extractor over, space for fridge/freezer and space and plumbing for washing machine, gloss white metro tiles to splashback areas, breakfast bar and tiled flooring.

(First Floor)

Staircase & Landing

Fitted carpet, loft hatch, doors off to:

Master Bedroom

2m x 4.05m (6' 7" x 13' 3") UPVC double glazed window to rear aspect, aircon unit and fitted carpet.

Bedroom Two

2.13m x 3.55m (7' 0" x 11' 8") UPVC double glazed window to front aspect, fitted carpet.

Family Bathroom

1.66m x 2.11m (5' 5" x 6' 11") Obscured UPVC double glazed window to side aspect, three-piece suite comprising grey gloss vanity unit including WC and hand wash basin with mixer tap, panel bathtub with dual control mixer tap and shower over, half tiled walls, chrome towel radiator, extractor fan and luxury wooden effect vinyl flooring.

(Externally)

Rear Garden

Tiered south facing rear garden, fully enclosed to timber framed fencing and primarily laid to lawn with patio area laid to Indian sandstone slabs, raised borders for flowers, plants and shrubbery, and external power point.

Parking

Two allocated, off-road parking spaces around the side.

Front

Steps leading to front door entrance, laid primarily to lawn with established hedges.

T

Agent's Notes

- Developed by Potton Timbers
- Toshiba dual air conditioning system included – The air conditioning system is capable of cooling and heating the house and was installed by the current owners roughly two years ago.
- Council Tax Band: B (£1,886.05) (Central Bedfordshire Council)
- EPC: D (61)

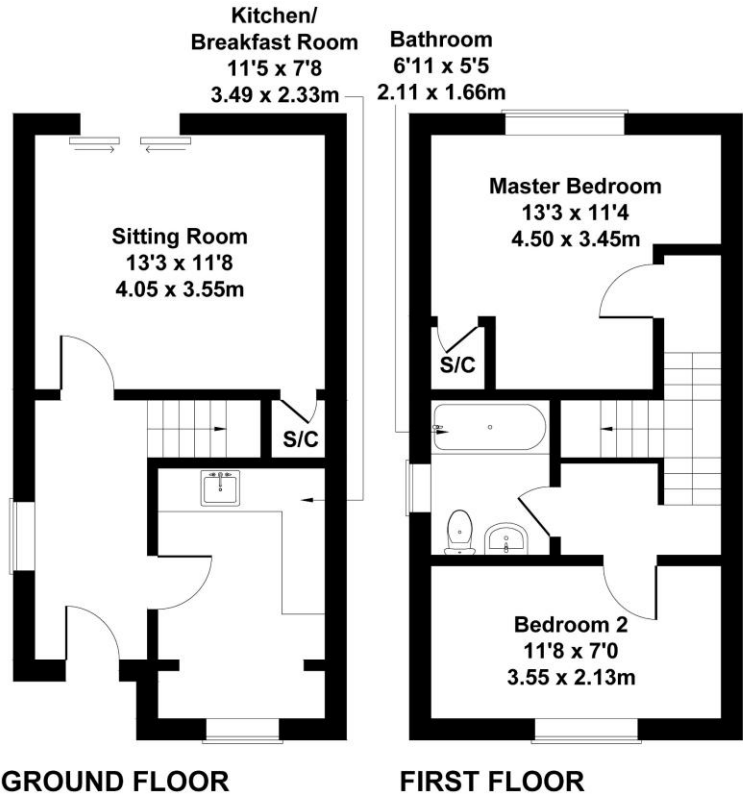






Astwood Close, Potton, Sandy, SG19 2SF

Approximate Gross Internal Area
689 sq ft - 64 sq m



Not to Scale. Produced by The Plan Portal 2025
For Illustrative Purposes Only.



Location

Potton is an authentic Bedfordshire town located on the Cambridgeshire border, proud for its rich heritage. The market square is quaint and is enclosed by beautiful and architecturally rich structures, as well as a variety of shops and amenities, making Potton not only charming, but also a highly convenient spot. The town offers four public houses in the centre, including the 'Coach House', which is a fantastic premium pub/restaurant & hotel, as well as hot spot for the friendly community. The pub provides a high-end selection of beverages and gourmet dishes, as well as a warming atmosphere. Create memories and enjoy those catch ups with friends and family throughout all seasons, with outdoor seating areas to soak up the sun throughout summer, and cozy interiors to enjoy most notably throughout the winter. The town also contains a pre & primary school, a bakery, butchers, hairdressers, barbers (Casanova), Tesco & Co-op supermarkets, petrol station, car garage, vet, florist, dentist, doctors, multiple parks, take aways and more, not to mention, a popular Italian restaurant; 'O'Sarracino', which too, provides a refined and ambient dining experience.

Nature lovers can be astonished visiting the RSPB nature reserve, which lies between Potton and Sandy. Within, you can explore dense nature trails, spot an array of wildlife and admire impressive landscape sights. Potton naturally sits within proximity to the other neighbouring towns such as Sandy and Biggleswade, both of which also contain a wealth of shops, amenities and transport links. Both Sandy and Biggleswade have train stations, but the nearest trainline is in Sandy, which can be accessed in under ten minutes by car. Sandy train station provides regular journeys to London Kings Cross in approximately forty-five minutes, and the A1(M) is also only a short drive away. The main county town of Bedford can be reached in just under half an hour's drive, and the city of Cambridge can be reached by car in approximately thirty minutes as well.

To arrange a viewing, please contact Talisman Property Agents

Talisman Property Agents | 4 Saxon Close | Roxton | Bedford | MK44 3EP

T: 07480 064 344

E: leigh@talismanpropertyagents.com



TALISMAN

PROPERTY AGENTS