



# 93, Potton Road

Biggleswade,  
Bedfordshire, SG18 0EB  
OIEO £450,000

country  
properties

This spacious 4 bedroom detached chalet bungalow is situated within close distance to local amenities, shops and is within walking distance to Biggleswade town centre. The property comprises; entrance hallway, lounge/diner, kitchen/breakfast room, shower room, two generously sized bedrooms to the ground floor and two further bedrooms to the first floor with an en-suite to the master. Externally the property benefits from a driveway providing off road parking for 2 cars, single garage with power and light and a fully enclosed rear garden with patio doors from the lounge/diner. This property must be viewed!

- Detached chalet bungalow
- 4 good size bedrooms
- En-suite to master
- 21ft Lounge/diner
- Kitchen/Breakfast room
- Driveway and garage for 2 cars
- Spacious rear garden
- Close to amenities

## Accommodation

### Entrance Hallway

The property is entered via the side through an obscure uPVC front door to the side aspect accessing into a beautiful sized entrance hallway comprising; uPVC window to the side aspect, double socket, radiator, stairs ascending to the first floor, a large storage cupboard with space for a tumble dryer, airing cupboard and access into the lounge, bedroom three, bedroom four and the downstairs shower room.

### Lounge/Diner

21' 8" x 13' 2" (6.60m x 4.01m)  
Accessed via the entrance hallway, uPVC window to the side aspect, uPVC sliding patio doors leading out onto the rear garden and patio, two large radiators, beautiful gas fireplace with surround, plenty of double sockets and access into the kitchen/breakfast room.

### Kitchen/Breakfast Room

17' 7" x 9' 4" (5.36m x 2.84m)  
uPVC window to the rear aspect enjoying garden views, uPVC window and door to the side aspect providing access to the side of the property and into the rear garden, matching wall and base units with a roll edge work top, tiled splash back, double oven, Neff induction hob, sink 1/2 with drainer, integrated dishwasher and washing machine, space for a large American style fridge/freezer, small breakfast bar area, tiled flooring, radiator and plenty of double sockets.

### Shower Room

7' 11" x 7' 9" (2.41m x 2.36m)  
The downstairs shower room is recently completely re-tiled and comprises; wash hand basin with vanity unit below and mirrored cupboard above, uPVC obscure window to the side aspect, large double shower with mains shower, heated towel rail, low level flush WC and extractor fan.



## Bedroom Two

14' 8" excluding wardrobes x 10' 9" (4.47m x 3.28m)

This brilliant size bedroom is currently being used as the master bedroom and comprises; uPVC window to the side aspect, radiator and fully fitted wardrobes.

## Bedroom Three

13' 10" x 13' 4" (4.22m x 4.06m)

uPVC window to the front aspect, plenty of double sockets, two radiators.

## First Floor

### Landing

16' 3" x 6' 0" (4.95m x 1.83m)

Great sized landing currently being used as an office space, smoke detector, plenty of double sockets, access into the master bedroom and bedroom two.

### Master Bedroom

16' 4" x 14' 5" (4.98m x 4.39m)

Amazing sized double bedroom comprising; uPVC window to the side aspect, radiator, plenty of double sockets, access into the eaves for storage and access into the en-suite.

### En-suite

6' 10" x 6' 2" (2.08m x 1.88m)

Small corner bath with shower head above, wash hand basin with vanity attached to a low level flush WC, heated towel rail, double glazed Velux window to the rear aspect.

## Bedroom Four

9' 4" x 16' 0" (2.84m x 4.88m)

uPVC window to the side aspect, plenty of double sockets, radiator.

## External

### Front

Block paved driveway providing off road parking for 2 cars leading up to the garage, pathway leading to front entrance, stoned and shrub areas, surrounded by timber fence and brick wall, rear access through timber gate.

### Garage

Up and over door, power and lighting.

### Rear Garden

The rear garden is laid to lawn, fully enclosed via fence with shrubs surrounding, block paved patio area to the front with uPVC sliding patio doors leading from the lounge/diner, timber shed.





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## Ground Floor

## First Floor



All Measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		76
(55-68)	<b>D</b>		
(39-54)	<b>E</b>	52	
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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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