

TALISMAN

PROPERTY AGENTS



Byards Green, Potton, SG19 2SB

Offers in Excess of £365,000

Bedroom x3

Reception x2

Bathroom x2



Key Features

- Situated within a popular market town
 - Cul-de-sac location
 - Gorgeous chalet style home
- Multiple reception rooms, including a large 21ft by 17ft 'L' shaped sitting room
 - Brick based, UPVC, double glazed conservatory
 - Beautifully presented throughout
 - Sunlit interiors
 - Spacious en-suite to master bedroom
- Incredibly private, southeast facing rear garden
- Substantial block paved driveway, providing off-road parking for multiple cars



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Description

Nestled within the humble cul-de-sac of Byards Green stands this highly appealing, three-bedroom, semi-detached, chalet style home. The property has been tastefully decorated in neutral fashion, making it the perfect 'blank canvas' for those who wish to place their stamp on their new home. The property exhibits a generous number of internal spaces, featuring multiple receptions on the ground floor, such as the formal dining room and the large 'L' shaped sitting room, with seamless flow to the brick-based conservatory via sliding patio doors. Newly established wooden effect laminate flows primarily throughout the ground level, and there is also a modernised kitchen and cloakroom. Ascending the staircase to the first floor welcomes you to the landing space with doorways to the three sunlit bedrooms and re-fitted family bathroom. The master bedroom in particular features a large, built-in, sliding door wardrobe, and a very roomy private en-suite. Enjoy peaceful retreats within the southeast facing rear garden, which is satisfyingly private and not overlooked. Sliding doors from the conservatory allow for seamless alternation from internal to external areas and vice versa, creating the perfect social dynamic for hosts, and the front of the house contains a generous, block paved driveway which provides off-road parking for multiple cars.



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Rooms & Dimensions

(Ground Floor)

Entrance Hall

Wood effect laminate flooring, staircase leading to first floor accommodation, radiator, doors and openings to:

Sitting Room

(L shaped) 6.67m (nt) 3.87 x 5.19m (21' 11" x 17' 0") UPVC double glazed window to rear aspect, two radiators, sliding patio doors leading to the conservatory and wood effect laminate flooring.

Dining Room

2.67m x 4.85m (8' 9" x 15' 11") UPVC double glazed window to front aspect, radiator and wood effect laminate flooring.

Kitchen

2.66m x 3.18m (8' 9" x 10' 5") UPVC double glazed window to front aspect, a range of matching base and eye level units with complimentary worktops over and comprising, one and a half bowl stainless steel sink unit, space and plumbing for washing machine and dishwasher, built in electric oven with four-piece 'Neff' induction hob, space for fridge/freezer, laminate flooring.

Conservatory

1.71m x 5.45m (5' 7" x 17' 11") Brick based, UPVC double glazed conservatory, UPVC double glazed sliding patio doors leading to rear the garden and tiled flooring.

Cloakroom

0.99m x 1.87m (3' 3" x 6' 2") Two-piece suite comprising wall mounted hand wash basin, vanity WC, extractor fan and wood effect laminate flooring.

(First Floor)

Staircase & Landing

Door to airing cupboard housing hot water tank, access to loft hatch, fitted carpet and doors off to:

Master Bedroom

2.99m x 4.06m (9' 10" x 13' 4") Recessed ceiling lights, UPVC double glazed window to rear aspect, built in large sliding door wardrobe, radiator, opening to en-suite and fitted carpet.

En-suite

2.34m x 2.46m (7' 8" x 8' 1") Recessed ceiling lights, obscured UPVC double glazed window to rear aspect, three-piece suite comprising WC, pedestal hand wash basin, fully enclosed shower unit, tiling to splashback areas, radiator and premium vinyl flooring.

Bedroom Two

2.68m x 4.48m (8' 10" x 14' 8") Recessed ceiling lights, UPVC double glazed window to front aspect, radiator and fitted carpet.

Bedroom Three

1.86m x 3.77m (6' 1" x 12' 4") UPVC double glazed window to front aspect, built in wardrobe, radiator and fitted carpet.

Family Bathroom

1.89m x 2.26m (6' 2" x 7' 5") Double glazed Velux window to front aspect, three-piece suite comprising WC, pedestal hand wash basin, panel bathtub, tiling to splashback areas, extractor fan and premium vinyl flooring.

(Externally)

Rear Garden

Private and not overlooked, southeast facing rear garden, fully enclosed by timber framed fencing, laid primarily to lawn with block paved patio, raised brick-built border, timber shed and gated side access leading to the front.

Front

Block paved driveway, providing off-road parking for multiple cars, establishes shingle sections, outdoor tap and gated side access leading to the rear garden. The home exhibits an attractive and modern aesthetic with its inclusion of a dormer window and dark, colour matching cladding and window frames.



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Agent's Notes

- EPC: E (54)
- Council Tax Band: D (£2,424.92) (Central Bedfordshire Council)
 - Timber framed construction
 - Electric storage heaters
- The loft space is generous, partially boarded and contains a retractable ladder











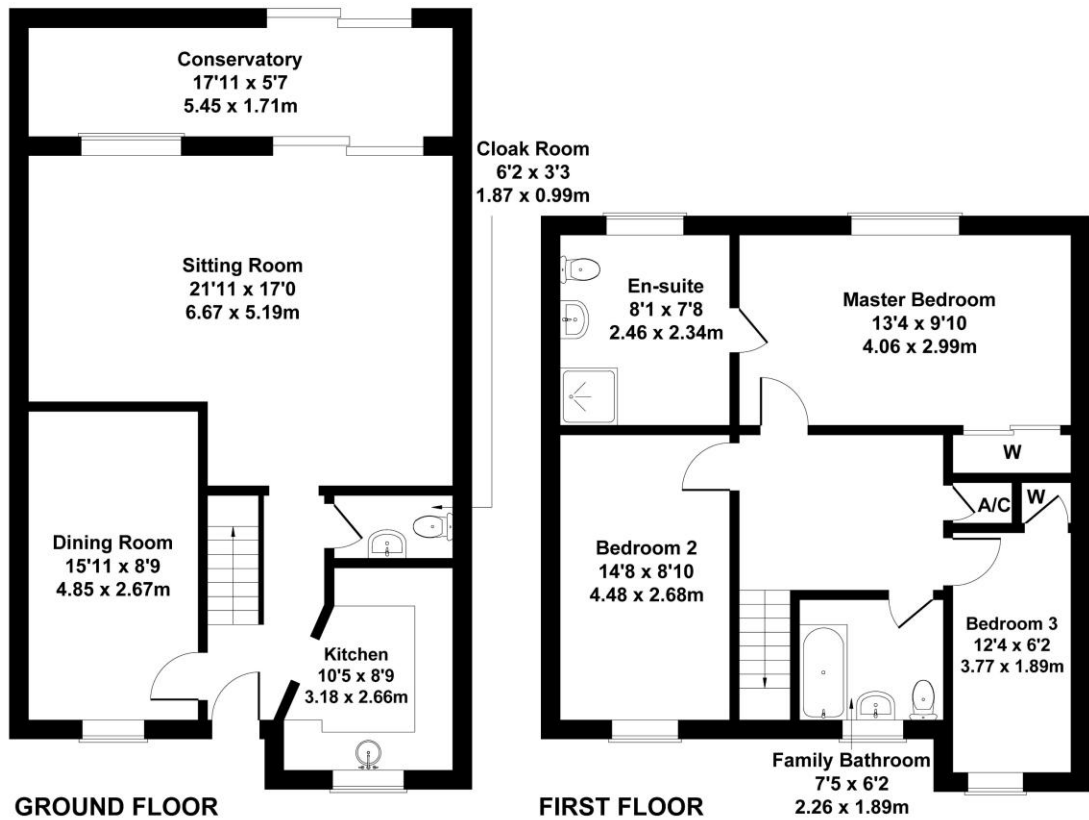
Location

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 a 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.

Byards Green, Potton, Sandy, SG19 2SB

Approximate Gross Internal Area
1485 sq ft - 138 sq m



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

To arrange a viewing, please contact Talisman Property Agents

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