



Yates Meadow, Potton, SG19 2EQ
£375,000

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Latcham Dowling Estate Agents are delighted to bring to the market this beautifully presented three bedroom townhouse, situated on the ever popular 'Tall Trees' Development, built by Kier Homes in 2017 and still having a few years of the builders guarantee remaining.

There is a nice sized entrance hall complete with useful storage cupboard. The kitchen/dining room has an array of fitted appliances including washing machine, dishwasher, double oven, fridge/freezer and hob. There is a lovely lounge to the rear with direct access to the rear garden. A downstairs cloakroom completes the ground floor.

To the first floor there are two good sized bedrooms as well as the family bathroom and for those who work from home, a very useful study area.

The second floor has the 22' master bedroom complete with storage and a beautiful En Suite.

Outside the present owners have re-landscaped West facing rear garden with a decked patio area leading to a lawned area that extends behind the garage.

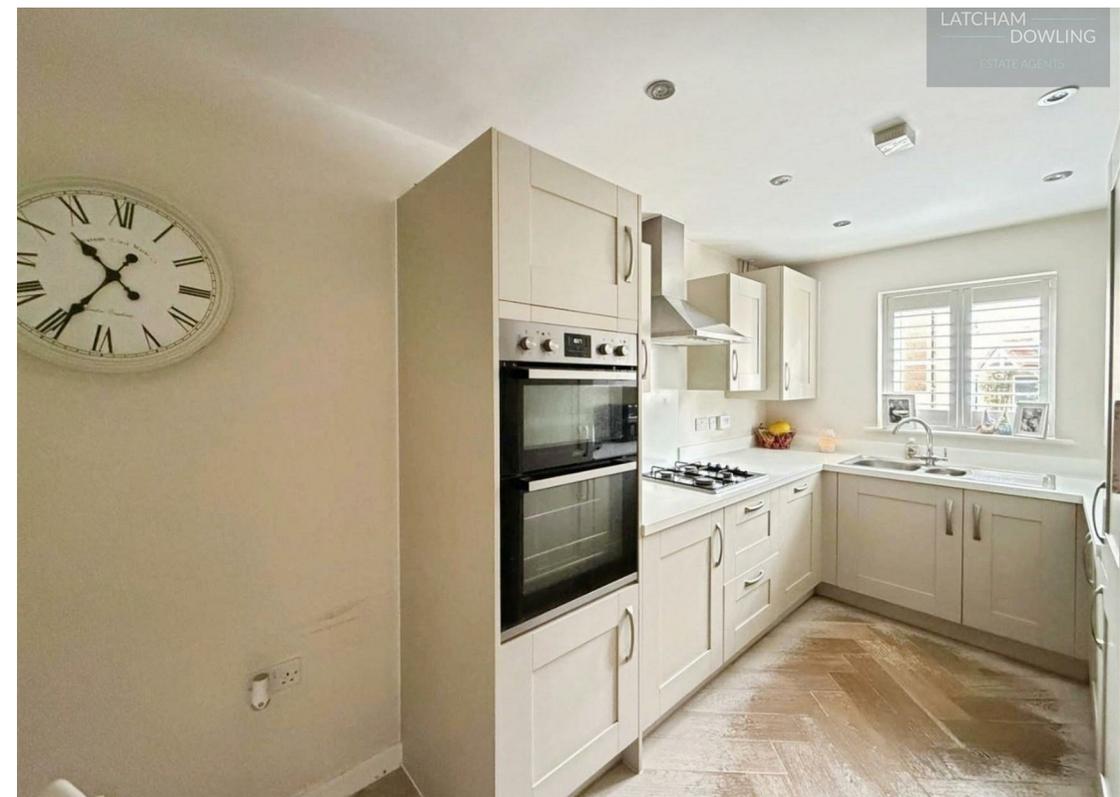
To the front you have a driveway that in turn leads to an "Oversize" detached garage with power and lighting. This has been used as a gym previously.

It is situated on the Southern edge of the market Town of Potton. Within a very short walk you are in the countryside and in particular Pegnut woods with its abundance of footpaths and also has a footpath around the back of the John O Gaunt Golf Course that leads to the Picturesque village of Sutton. Potton is situated approximately 3 miles from both Sandy and Biggleswade train stations that run into London St Pancras that make this home ideal for those that need to commute. Potton has many amenities a few of which are- Doctors Surgery, Shops, Butchers, Hardware store, numerous eateries and pubs, Library, school and several nurseries. It is also situated approximately 2 miles from the RSPB headquarters which also offers wonderful walks.

This is a great house with versatile accommodation and viewing is highly recommended.

Entrance

Entrance Hall





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W.c

Kitchen/Dining room

16' x 7'9 (4.88m x 2.36m)

Lounge

15' x 10'10 (4.57m x 3.30m)

First Floor

Landing

Bedroom Two

15' x 10'2 (4.57m x 3.10m)

Bedroom Three

9'6 x 8'2 (2.90m x 2.49m)

Bathroom

Study Area

6'6 x 6'1 (1.98m x 1.85m)

Master bedroom

22'6 into bay x 15' (6.86m into bay x 4.57m)



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En Suite

Outside

Front Garden

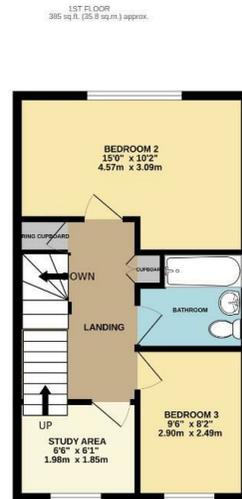
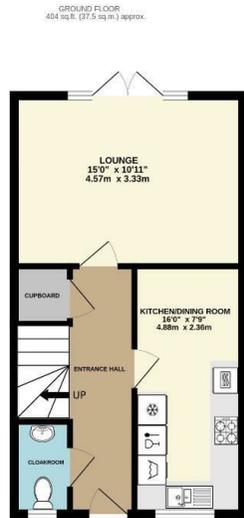
Rear Garden

Oversized Garage

Parking

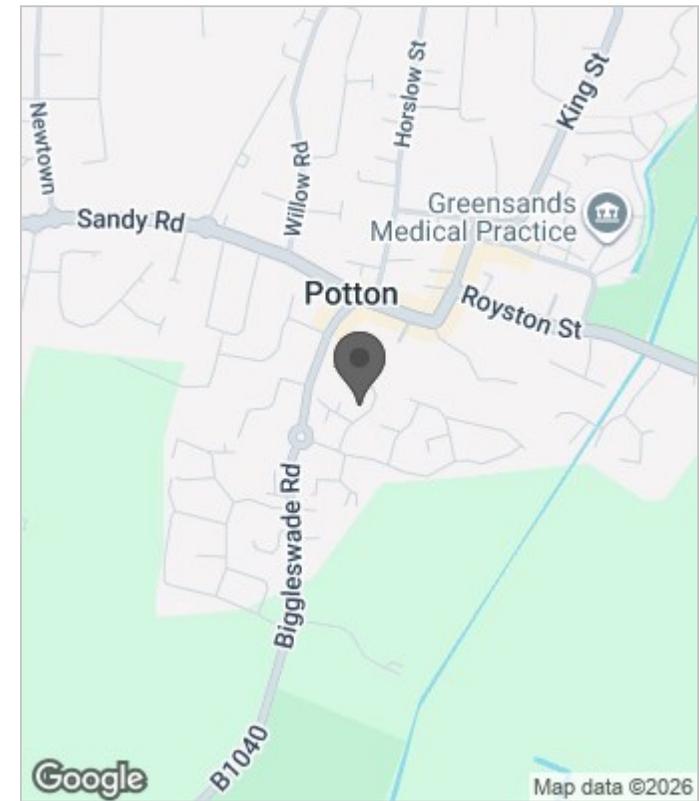


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TOTAL FLOOR AREA : 1340 sq.ft. (124.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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| Energy Efficiency Rating | | |
|---|-------------------------|-----------|
| | Current | Potential |
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 95 |
| (81-91) B | 84 | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC | |

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