



Norman Orchard, Potton, SG19 2FT
£650,000

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LATCHAM
DOWLING

ESTATE AGENTS

*****GORGEOUS DOUBLE FRONTED
DETACHED EXECUTIVE FAMILY HOME
WITH 40' SOUTH FACING GARDEN,
DOUBLE GARAGE AND DRIVEWAY FOR
SIX CARS*****

Latcham Dowling Estate Agents are delighted to offer for sale this superb four double bedroom detached executive home, built in 2020 by Mulberry Homes and situated on the ever popular 'Market Reach' development on the outskirts of this extremely popular Georgian market town.

With spacious and well proportioned accommodation over two floors, the property offers a large dual aspect bay fronted sitting room with direct access out to the South facing garden, as well as a separate bay fronted dining/ family room and a lovely open plan kitchen/ breakfast room with a range of integrated 'Bosch' appliances and a separate utility room. On the first floor, as well as the four double bedrooms, there are two en suite shower rooms and a separate family bathroom, all leading for a delightful galleried landing.

Additional benefits include fitted air conditioning to the sitting room, kitchen/ break fast room and bedroom one, an integrated alarm system, a detached double garage (measuring 20'5 x 19'11) and a double width driveway providing off road parking for six cars and an EV charging point!

Viewing is essential to fully appreciate this wonderful family home!!

Entrance Via

Reception Hall

12'8 max x 11'3 (3.86m max x 3.43m)





Cloakroom
6'10 x 3'5 (2.08m x 1.04m)

Sitting Room
25'4 max into bay window x 12'1 (7.72m max into bay window x 3.68m)

Dining/ Family Room
12'8 max into walk in bay window x 11'7 (3.86m max into walk in bay window x 3.53m)

Kitchen/ Breakfast Room
12'5 max x 13'4 (3.78m max x 4.06m)

Utility Room
11'7 x 5'10 (3.53m x 1.78m)

First Floor Landing
12'8 x 11'4 (3.86m x 3.45m)

Bedroom One
17'0 max x 12'0 (5.18m max x 3.66m)

En Suite Shower Room
7'6 max x 5'3 (2.29m max x 1.60m)

Bedroom Two
12'3 x 12'1 max (3.73m x 3.68m max)

En Suite Shower Room
8'11 x 4'9 (2.72m x 1.45m)

Bedroom Three
12'2 x 9'5 (3.71m x 2.87m)

Bedroom Four
11'7 x 9'3 (3.53m x 2.82m)

Family Bathroom
8'4 max x 7'6 (2.54m max x 2.29m)

Rear Garden
40' x 35' (12.19m x 10.67m)

Front of Property

Double Garage
20'5 x 19'11 (6.22m x 6.07m)

Agents Note

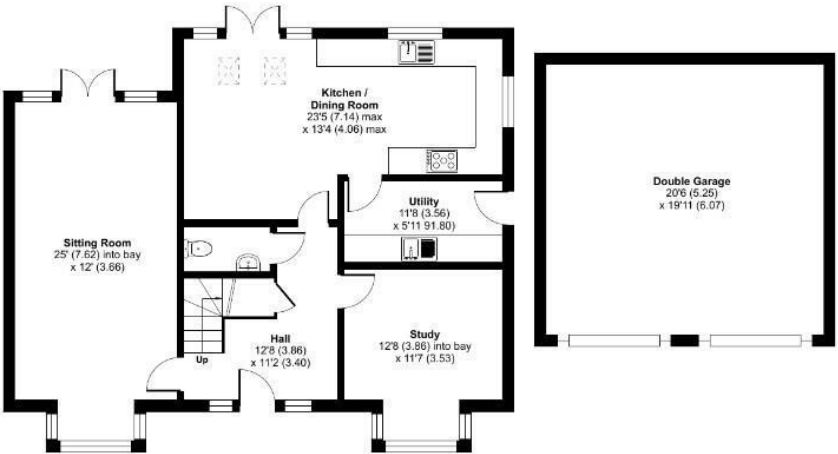


Norman Orchard, Potton, Sandy, SG19

Approximate Area = 1782 sq ft / 165.5 sq m
Garage = 410 sq ft / 38 sq m
Total = 2192 sq ft / 203.6 sq m
For identification only - Not to scale

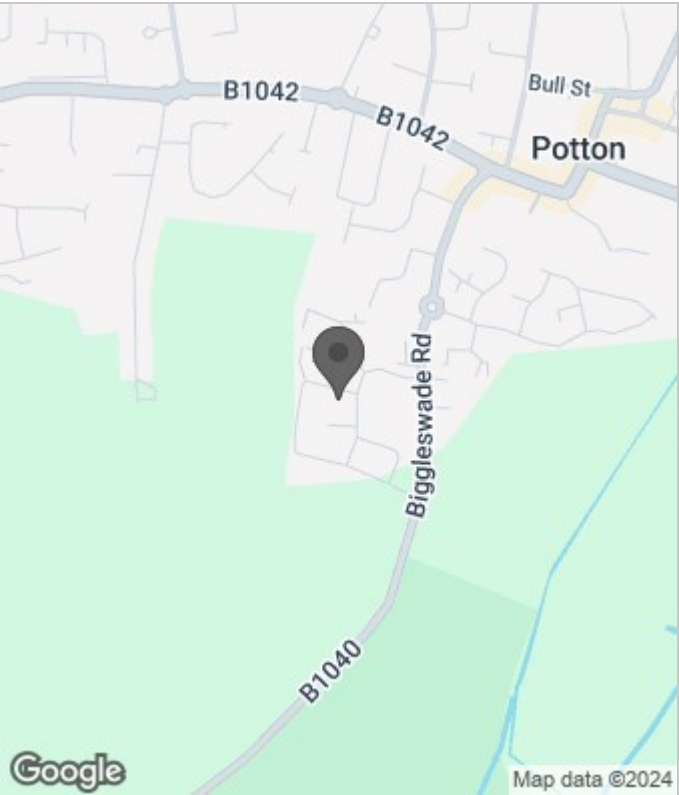


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Latcham Dowling Ltd. REF: 1158023



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		91
(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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