



Berridge Fields, Potton, SG19 2FG
£600,000

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LATCHAM
DOWLING

ESTATE AGENTS

CHAIN FREE

Latcham Dowling are delighted to bring to the market this exceptional four bedroomed, three bathroom detached family home, built by 'CALA HOMES' .

The property has a real "Wow" factor and the Kitchen/Family room is a great family hub and really has a wonderful feel of space and is a great area for entertaining. As you first walk in, the first thing that strikes you is the space on offer, with a large, bright reception hall, well proportioned reception room and as mentioned before the "STUNNING" open plan kitchen/ family room with contrasting work surfaces and a comprehensive range of integrated Bosch appliances (along with a separate utility room). The kitchen/ family room has a set of "French" doors that open directly out onto the rear garden, so this is the perfect combination for bringing the outdoors indoors!!

On the first floor, there is a large galleried landing that gives access to all four bedrooms, with En suites to both the first and second bedrooms and even a walk dressing room to the main bedroom.

This is a wonderful family home that offers great accomodation and has been built to a high specification with lots of extras like "Karndean" flooring and more.

There is an attractive garden with lighting and power and the house to the rear is gable end on, so offers you privacy.

A real benefit is the double width block paved driveway that leads to the oversized garage complete with an electrically operated door.

Potton is a delightful market town that offers many amenities, a few of which are - doctors surgery, school, several nurseries two convenience food stores, newsagents, butchers, hardware store, craft and gift shop as well as a host of eateries, takeaways and public houses. It is situated just 3 miles from Sandy and 4 miles from Biggleswade both of which have mainline train stations giving access to London St Pancras. Cambridge is approximately a 30 minute drive away.

Viewing Highly recommended.

Entrance





Entrance Hall

W.c

Lounge

17'6 x 10'4 (5.33m x 3.15m)

Kitchen/Family room

23'4 x 12'10 (7.11m x 3.91m)

Utility Room

First floor

Landing

Bedroom One

11'8 x 10'4 (3.56m x 3.15m)

En Suite

Bedroom Two

12'10 x 11'0 (3.91m x 3.35m)

En Suite

Bedroom Three

10'10 x 10'8 (3.30m x 3.25m)

Bedroom Four

10'5 x 8'1 (3.18m x 2.46m)

Family Bathroom

Outside

Rear Garden

Front Garden

Garage

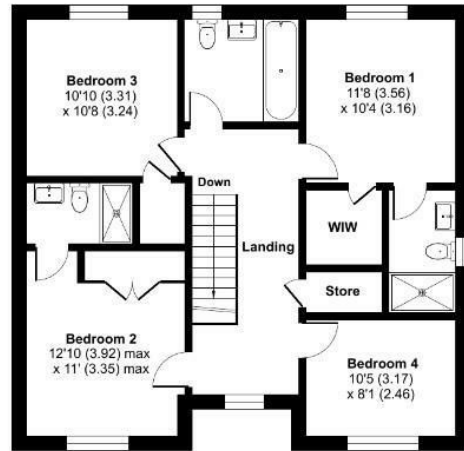
22'10 x 10'9 (6.96m x 3.28m)

Parking

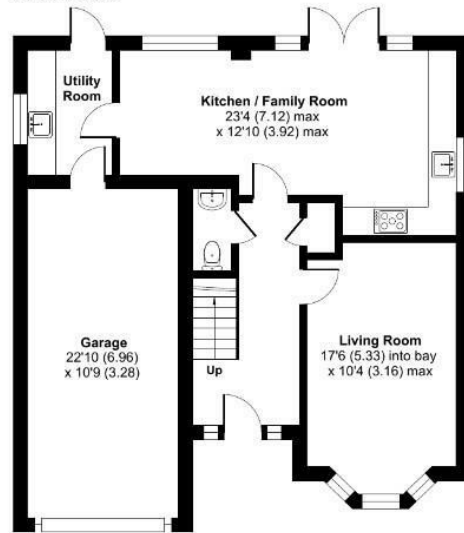
Berridge Fields, Potton, Sandy, SG19

Approximate Area = 1450 sq ft / 134.7 sq m
 Garage = 240 sq ft / 22.2 sq m
 Total = 1690 sq ft / 157 sq m

For identification only - Not to scale

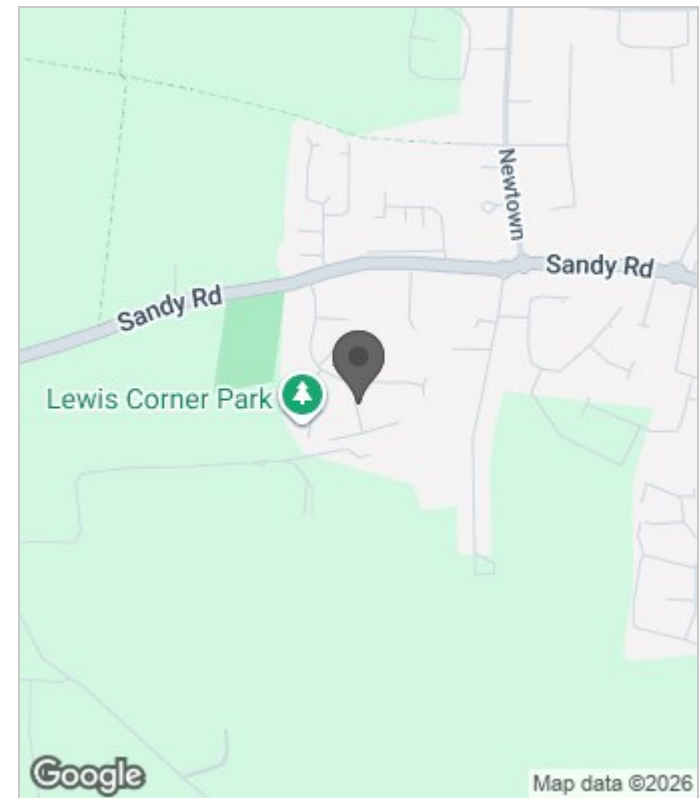


FIRST FLOOR



GROUND FLOOR

Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2025. Produced for Latcham Dowling Ltd. REF: 1453529



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B	86	
(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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