



## The Paddocks, Potton, SG19 2QD

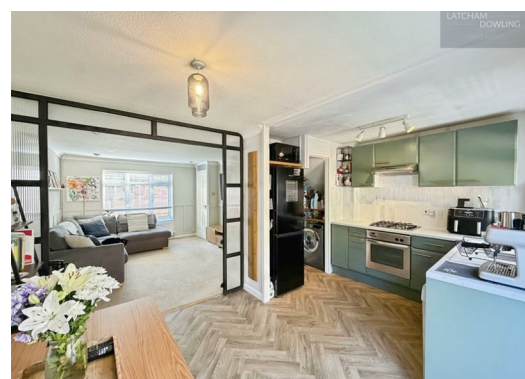
### £310,000



Nestled in the charming area of The Paddocks, Potton, this stunning end-terrace house is a delightful find for those seeking a comfortable and modern home. With three well-proportioned bedrooms and a thoughtfully designed bathroom, this property is perfect for families or professionals alike.

The heart of the home is undoubtedly the impressive 14'6" open plan kitchen and breakfast room, which seamlessly flows into the inviting lounge, creating a warm and sociable atmosphere. This space is ideal for both entertaining guests and enjoying quiet family evenings. The property has been enhanced with full gas central heating, installed in February 2023 ensuring warmth and comfort throughout the seasons.

Step outside to discover a beautiful rear garden, complete with a raised entertaining area, perfect for summer gatherings or simply enjoying a peaceful moment outdoors. The garden offers a wonderful space for children to play or for gardening enthusiasts to cultivate their green fingers.



Entrance

Via double glazed door to entrance hall.

Entrance hall

Stairs to first floor accommodation. Radiator. Door to lounge.

Lounge

12'3" x 11'4" (3.73m x 3.45m)  
Double glazed window to front aspect. Radiator. Feature wood panelling to walls. Built in storage cupboard. Recess spotlights. Opening to Kitchen/Breakfast room.

Kitchen/Breakfast room

14'6" x 9'4" (4.42m x 2.84m)  
Double glazed patio doors to rear aspect. Double glazed window to rear aspect. Radiator. Understairs pantry recess with shelving and plumbing for washing machine. Range of base and eye level units with worktops over. Integrated oven with four ring gas hob over and extractor hood. Plumbing for dishwasher. Space for American style Fridge/freezer. Wood effect Herringbone style flooring. Insert one and a half sink drainer with mixer tap.

First floor

Landing

Double glazed window top side aspect. Access to loft hatch. Recess alcove with shelving. Storage cupboard. Doors to all bedrooms and bathroom.

Bedroom One

12'6" x 8'5" (3.81m x 2.57m)  
Double glazed window to front aspect. Radiator.

Bedroom two

10'6" x 8'5" (3.20m x 2.57m)  
Double glazed window to rear aspect. Radiator.

Bedroom three

9'4" max x 6'0" (2.84m max x 1.83m)  
Double glazed window to front aspect. Radiator. Large over stair cupboard.

Bathroom

Double glazed window to rear aspect. Heated chrome towel rail. White bathroom suite comprising of panelled bath with glass shower screen and rainforest shower over. W.c. Washbasin with vanity storage unit under. Full height tiling to walls. Extractor fan.

Outside

Front garden

Laid to lawn with paved pathway to front door. Paved pathway to side aspect with gated access to rear garden. Outside electric power point. Bin storage area.

Rear Garden

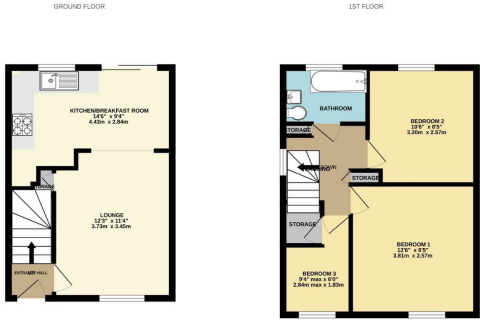
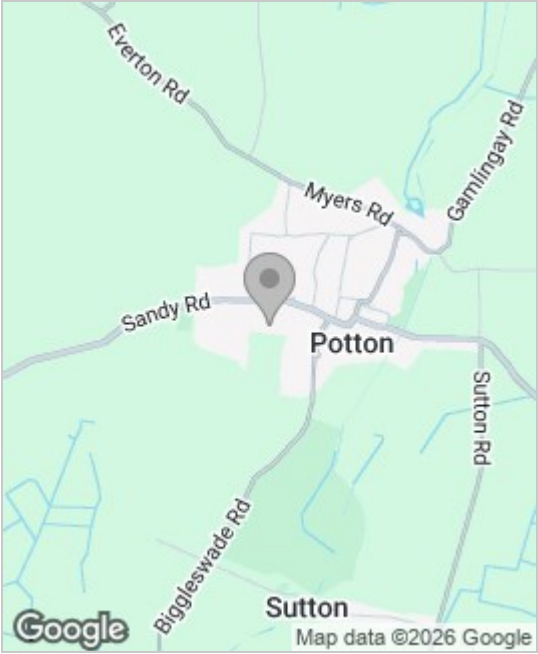
Beautifully landscaped garden with patio area with timber Pagoda over that in turn leads to lawn. Enclosed with fencing. Gated access to side that has a pathway that extends to a raised entertaining area that house garden furniture and BBQ, making for a great entertaining area. Gated access to side and leading to front. Outside tap.

Garage

Single garage directly adjacent to the property. Power and lighting. There is storage space to the ceiling.

Parking

In addition to the garage, there is an additional parking space.



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