



Berridge Fields, Potton, SG19 2FG Guide price £680,000



Built to a high standard by CARLA homes, this exquisite detached house offers a perfect blend of modern living and comfort. The master bedroom has a full fitted dressing room and balcony as well as an En Suite, making this a wonderful master. With the second bedroom also having an En Suite and bedrooms three and four both doubles, this is a great sized family home.

The property is in stunning condition, showcasing meticulous attention to detail throughout. One of its standout features is the wonderful open plan kitchen as well as the dedicated bar room, making it perfect for entertaining. The western edge of Potton offers a tranquil setting, while still being conveniently located near local amenities.

For those who value sustainability, this home is equipped with solar panels and a battery system, ensuring exceptional energy efficiency. Additionally, an electric vehicle charger is available, catering to the modern homeowner's needs. Parking is a breeze with space for up to four vehicles, providing convenience for both residents and guests.



Entrance

Composite front door leading to entrance hall with storm porch over.

Entrance Hall

Large entrance hall. Grey Amtico flooring. Staircase to first floor accommodation. Built in storage cupboard. Second storage cupboard under stairs. Doors to W.C., Utility room, Bar, lounge and play room.

W.c

Grey Amtico flooring. Radiator. Washbasin. W.c. Extractor fan.

Study/Playroom

11' x 10'3 (3.35m x 3.12m)
Double glazed bay window to front aspect. Radiator.

Living Room

14'9 x 13'2 (4.50m x 4.01m)
Double glazed French doors to rear aspect with picture windows to sides. Radiator. Wall mounted living flame effect electric fireplace.

Kitchen/Diner

27'1 x 14'2 (8.26m x 4.32m)
Triple aspect room with double glazed windows to both sides and double glazed French doors to rear aspect with picture windows to both sides. Amtico flooring. Two radiators. Extensive and upgraded kitchen with a range of high gloss base and eye level units with worktops over. Island unit with storage under. Range of Bosch appliances including, integrated fridge/freezer, double oven, dishwasher and five ring gas hob with stainless steel hood over and glass splashback plate. Recess spotlights. Inset sink drainer with mixer taps.

Utility Room

10'4 x 6'5 (3.15m x 1.96m)
Double glazed door to side aspect. Radiator. White high gloss base and eye level units with contrasting worktops over. Amtico flooring. Space for washing machine and separate dryer.

Bar

15'1 x 10'5 (4.60m x 3.18m)
Wood effect flooring. Wooden bar. Door to garage/storage. Wall mounted boiler.

First Floor

Landing

Large open landing with access to loft space. Double glazed window to front aspect. Built in airing cupboard. Doors to all bedrooms and family bathroom.

Bedroom One

13'7 x 10'5 (4.14m x 3.18m)
Double glazed French doors to rear aspect and leading to balcony. Radiator. Door to walk in dressing room. Door to En Suite.

Dressing Room

Triple wardrobe with Hanging space and shelving. Lighting. Radiator.

En Suite

Double glazed window to side aspect. Heated chrome towel rail. Amtico flooring. W.c with enclosed cistern. Double shower unit. Washbasin. Extractor fan. Recess spotlights.

Bedroom Two

13'7 x 11' (4.14m x 3.35m)
Double glazed window to rear aspect. Radiator. Fitted double wardrobe with shelving and hanging space. Door to En suite.

En Suite

Amtico flooring. Heated chrome towel rail. Double shower. Washbasin with storage under. W.c with enclosed cistern. Extractor fan. Recess spotlights.

Bedroom Three

11'1 x 10'1 (3.38m x 3.07m)
Double glazed window to front aspect. Radiator.

Bedroom Four

10'5 x 8'8 (3.18m x 2.64m)

Double glazed window to front aspect.

Radiator.

Family Bathroom

Double glazed window to side aspect. Heated chrome towel rail. Four piece suite comprising of panelled bath, shower unit, washbasin with storage under and W.c with enclosed cistern. Amtico flooring. Extractor fan.

Outside

Rear Garden

Re landscaped garden with Porcelain tiled patio with pergola over and leading to artificial lawned area. Outside power. Wall mounted tap. Wall mounted lighting. Gated access to side aspect. Enclosed by fencing.

Front Garden

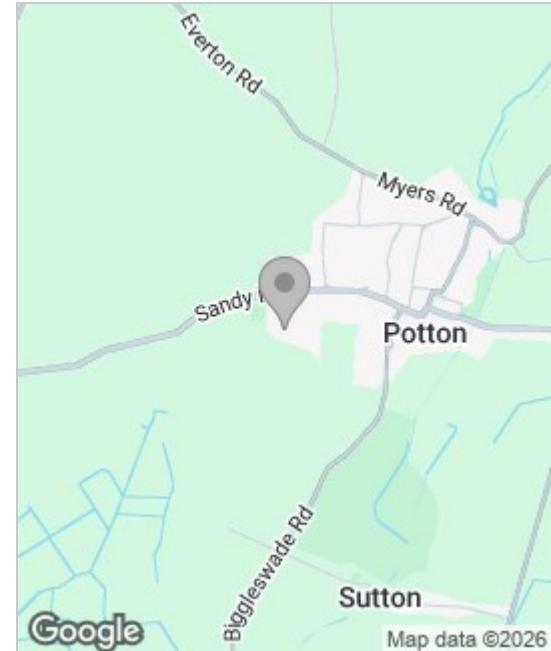
Block paved driveway with three side by side parking spaces leading to Garage/storage. Outside tap.

Garage/Storage

11'1 x 7'8 (3.38m x 2.34m)
Electric garage door. Wall mounted inverter for solar panels. Battery storage for solar panels.

Parking

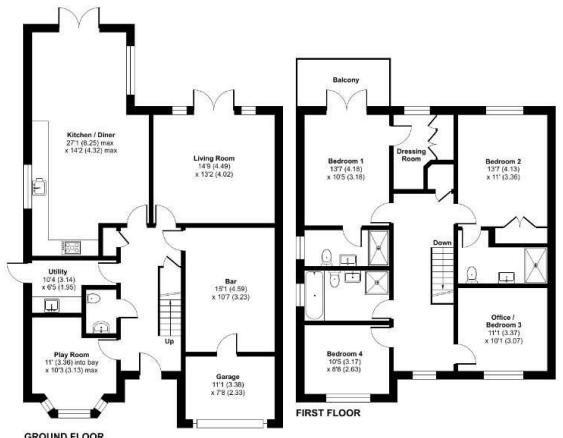
Block paved driveway with parking for three cars side by side. Ev charger station.



Berridge Fields, Potton, Sandy, SG19

Approximate Area = 1981 sq ft / 184 sq m
Garage = 83 sq ft / 7.7 sq m
Total = 2064 sq ft / 191.7 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement 2nd Edition.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	87	93
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<small>Not energy efficient - higher running costs</small>		
England & Wales		EU Directive 2002/91/EC

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