



Everton Road, Potton, SG19 2PA

£600,000



Latcham Dowling Estate Agents are delighted to offer for sale this four bedroom detached cottage that combines character with a wealth of modern living. Having been extensively improved by the current owners and with the real "WOW" factor being the 28' Kitchen/breakfast room that's the real entertainment hub of this fantastic home. There is also the great benefit for those working from home, as there is a separate study and should you want a bit of peace and quiet at the end of the day, then just retreat to the lovely, lounge with newly fitted log burner.

Upstairs there are four good bedrooms with a family bathroom and en suite that have both been re-fitted. The garden is a great entertaining area with a "wrap" around plot that consists of three parts. A perfect space for those "sun worshipers" with the main area of the garden being West facing and a real plus is the New Hot Tub which is a great addition for relaxing at the end of a hard day.

As already mentioned, the property has had many improvements over the last three years including solar panels with two 9KW batteries that provides very economical electric and has had both the bathroom and the En Suite re-fitted.



Entrance

Via front door to lobby.

Entrance Lobby

Tiled flooring. Opening to hallway.

Entrance Hall

13'4 x 7'9 (4.06m x 2.36m)
Window to side aspect. Wood flooring.
Stairs to first floor. Wall mounted fuse box.
Doors to Kitchen/Breakfast room and lounge. Radiator.

Lounge

12'9 x 12'9 (3.89m x 3.89m)
Double glazed window to front aspect.
Radiator. Feature open fireplace with brick surround, marble finish hearth and cast iron basket.

Kitchen/Breakfast/Dining room

28'3 x 11'7 (8.61m x 3.53m)
The breakfast area has an opening to conservatory. Double glazed French doors to side aspect. Tiled flooring. Radiator. Kitchen area-The kitchen has been fully re-fitted in a range of white high gloss base and eye level units with soft close doors and granite worktops over. There is a built in electric double oven and a built in hob with extractor fan over. Integrated tall fridge/freezer. Integrated dishwasher. sink with mixer taps. Recessed ceiling lights. Above worktop lighting. Window to rear aspect. The dining area has double glazed French doors to side aspect. Ladder style radiator. Tiled flooring. Door to WC. Door to study and opening to utility room.

Utility Room.

9'9 x 6'4 (2.97m x 1.93m)
Double glazed window to rear aspect. Base and eye level unit. Built in sink. Plumbing for washing machine. Space for tumble dryer. Double glazed door to side aspect.

Study

8'6 x 4'5 (2.59m x 1.35m)
Double glazed window to front aspect and radiator.

WC

Double glazed window to rear aspect. Low level wc. Wall mounted washbasin. Tiled flooring.

Conservatory

9'8 x 8'6 (2.95m x 2.59m)
Brick and double glazed conservatory. Double glazed door to rear aspect. Radiator. Tiled flooring.

First floor

'L' Shaped Landing

Access to loft space. Ornate circular light tunnel providing natural light into this area. Built in airing cupboard. Doors to all bedrooms and family bathroom.

Bedroom One

11'7 x 11'2 (3.53m x 3.40m)
Double glazed window to rear aspect. radiator.

Bedroom Two

16'9 x 8'6 (5.11m x 2.59m)
Double glazed window to front aspect. Double glazed "Velux" window to rear aspect. Radiator. Eaves storage area.

Bedroom Three

10'4 x 9'6 (3.15m x 2.90m)
Double glazed window to front aspect. Radiator. Door to en suite.

En suite

Re-fitted suite comprising of-Heated towel rail, Low level WC. , Shower unit and wall mounted wash basin.

Bedroom Four

10'8 x 7'6 (3.25m x 2.29m)
Double glazed window to front aspect. Radiator. Built in cupboard with hanging space and shelving. Additional large built in cupboard.

Bathroom

Double glazed window to rear aspect. Re-fitted suite comprising of-radiator, tiled flooring. double shower with rainforest head over, low level WC and wash hand basin. Tiled walling.

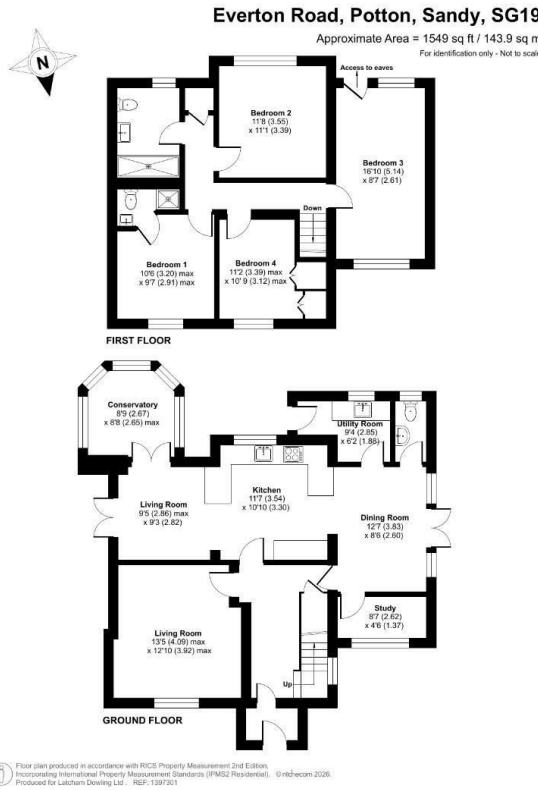
Outside

Rear Garden

Wrap around garden that has three aspects. East, West and South. There is a side garden accessed from the breakfast area which can house a table and chairs to catch that early morning sun and is enclosed by fencing and has a gated access to the front. The rear garden is laid to patio and is enclosed with a combination of fencing and brick walling. The main part of the garden is to the other side of the Property. It is completely private and is a real suntrap as it is West facing and a great entertaining area. It is laid to patio with a brick and rock retaining feature wall and is further enclosed by fencing. There is extensive lighting to the rockery area and a water feature that is controlled via remote control and makes for a very relaxing environment. Outside tap. External power points. Newly installed hot tub that is available under separate negotiation.

Front Garden

Block paved driveway that has parking for 5 cars. It is enclosed by brick walling and has gated access to the side.



Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C	69	
(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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