

28 Sheepwalk Close, Potton, SG19 2XX

THOMAS MORRIS







Asking Price: £625,000 Freehold

Sheepwalk Close, Potton, SG19 2XX

- Four Double Bedrooms
- Double Garage and Generous Driveway
- Detached Home on a Corner Plot
- Desirable Cul-De-Sac Location
- Multiple Reception Rooms
- Utility and WC
- Private South Westerly Facing Garden
- Woodland and Countryside Views
- Freehold
- EPC: C (75)

Rarely available to the market, this substantial four double bedroom detached residence occupies a generous corner plot within the highly sought-after Sheepwalk Close and benefits from a double garage and ample off-road parking.

Tucked away in the corner of this desirable cul-de-sac, the property offers exceptionally versatile family accommodation, with spacious bedrooms, multiple reception rooms and two en-suite facilities.

The accommodation is entered via a welcoming and impressively wide entrance hall, complete with useful storage and a downstairs cloakroom/WC. This leads through to a bright dual-aspect fitted kitchen featuring a stylish breakfast bar and separate utility room. Adjacent is a formal dining room, together with a spacious dual-aspect sitting room boasting stunning bi-fold doors opening onto the garden, in addition to a separate snug/home office.

To the first floor, a galleried landing gives access to two generously proportioned bedrooms, both benefitting from built-in wardrobes and en-suites, one a shower and the other a bath with shower over. There are two further double bedrooms with built-in wardrobes and a well-appointed family bathroom.

Externally, the private south-facing rear garden provides an excellent space for entertaining, with a sociable patio area enjoying views of the woodland beyond which allows a pleasant degree of privacy. A pathway leads to the side gate access and personnel door into the double garage, which benefits from power and additional storage space.

To the front of the property, the driveway provides ample parking for several vehicles.

Situated in the market town of Potton this home is ideally situated for the town square where you'll find independent eateries and shops, a local supermarket and amenities. Local bus routes are available for access to the surrounding towns and secondary schooling whilst the mainline train stations of Biggleswade and Sandy are both within easy reach.

Property Tenure: Freehold
Local Authority: Central Bedfordshire
Council Tax: Band F
EPC: C (75)









Ground Floor
Entrance Hall *10'7" x 12'10" (3.2 m x 3.9).*
Snug *9'8" x 10'9" (2.95m x 3.28m).*
WC *5'6" x 4'5" (1.68m x 1.35m).*
Kitchen/Breakfast Room *15'1" x 16'6" (4.6m x 5.03m).*
Utility Room *5'7" x 5'8" (1.7m x 1.73m).*
Storage Cupboard *5'1" x 3'1" (1.55m x 0.94m).*
Dining Room *12'7" x 9'7" (3.84m x 2.92m).*
Living Room *20'5" x 11'8" (6.22m x 3.56m).*

First Floor
Bedroom 1 *10'4" x 11'3" (3.15m x 3.43m).*
En-Suite *6'4" x 8'3" (1.93m x 2.51m).*
Bedroom 2 *9'9" x 14'6" (2.97m x 4.42m).*
Bedroom 2 *9'9" x 14'6" (2.97m x 4.42m).*
En-Suite *6'3" x 7'9" (1.14m x 2.36m).*
Bedroom 3 *11' x 11'9" (3.35m x 3.58m).*
Bedroom 4 *7'4" x 11'8" (2.24m x 3.56m).*
Bathroom *7'3" x 8'3" (2.2m x 2.51m).*
Galleried Landing *9'3" x 11'2" (2.82m x 3.4m).*

Outside
Double Garage *16'6" x 16'4" (5.03m x 4.98m).*
Rear Garden
Front Garden
Driveway

To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

THOMAS MORRIS

Thomas Morris
1 Market Square, Biggleswade, Bedfordshire, SG18 8AP
T: 01767 310111
enquiries.biggleswade@thomasmorris.co.uk

Visit all our properties at
thomasmorris.co.uk

The Property Ombudsman