



EPC: B

Hutchinson Rise, Potton, Sandy

Asking Price: £535,000

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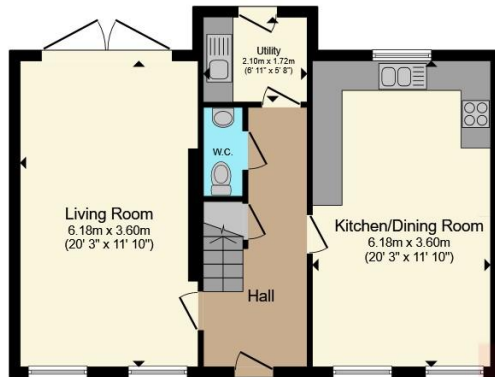


A substantial and beautifully presented five-bedroom detached family home arranged across three floors, offering approximately 1,933 sq. ft. of versatile accommodation, together with a garage, driveway parking and an enclosed rear garden. Occupying a pleasant position within a sought-after modern development, this impressive home provides spacious and flexible accommodation ideally suited to growing families.

The accommodation is entered via a welcoming entrance hall with stairs rising to the upper floors and access to a convenient cloakroom/WC. The generously proportioned dual aspect living room extends to over 20ft in length and has been stylishly presented, creating an excellent space for both everyday family life and entertaining.

At the heart of the home is the impressive open plan kitchen/dining room, measuring in excess of 20ft. The contemporary kitchen is fitted with a comprehensive range of modern units, extensive work surfaces and integrated appliances, while the dining area provides ample space for a large family table, making it an ideal sociable space for gathering with family and friends. A separate utility room offers further practicality and additional storage.

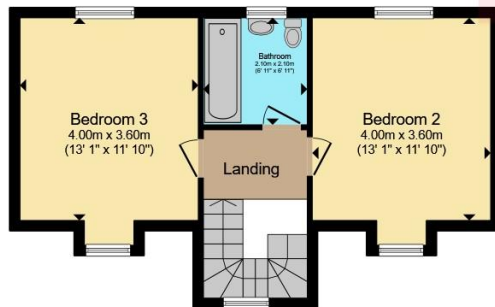




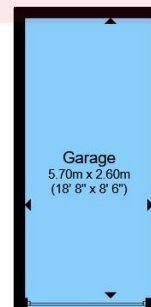
Ground Floor



First Floor



Second Floor



Garage

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Total floor area 179.6 sq.m. (1,933 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Council Tax Band: **F**

Tenure: **Freehold**

Service Charge: **£0**

Years Left on Lease: **0**

Ground Rent: **£0**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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Code: HBG_HBG250250_R6PL_8

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