



**Nursery Close**

Potton, Sandy, SG19 2QE

**Asking Price Of**

**£250,000**

# Property Features

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- Semi detached
- Garage en bloc
- Cul de sac location
- WC
- 16ft Lounge/diner
- Two bedrooms
- Popular development
- South facing rear garden
- well presented
- Off road parking

## Full Description

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A superb semi-detached built approximately built by Westbury Homes to their Rookery design. This semi detached home is offered with all the luxuries of a new home. The ground floor comprises of entrance hall, cloakroom, lounge, and kitchen. To the first floor there are two bedrooms with open country views to the rear and a bathroom. Externally there is a garage En Bloc with driveway and an enclosed south facing rear garden.

**VIEWING IS HIGHLY RECOMMENDED**

Potton is a thriving Georgian Market Town and is serviced by school, shops and facilities, ideal for the commuter with easy access to Biggleswade or Sandy with the mainline railway to London Kings Cross, and to the A1 (M).

### ENTRANCE HALL

### WC

### LOUNGE/DINER

16' 1" x 11' 9" (4.9m x 3.58m)

### KITCHEN

9' 2" x 8' 2" (2.79m x 2.49m)

### LANDING

Access to loft. Panel door to storage cupboard with shelving. Panel doors to:

### MASTER BEDROOM

11' 11" x 9' 9" (3.63m x 2.97m)

### BEDROOM TWO

11' 1" x 6' 9" (3.38m x 2.06m)

### BATHROOM



## EXTERNALLY

### REAR GARDEN

South facing plot which is enclosed by timber fencing, mainly laid to lawn with side gated access.

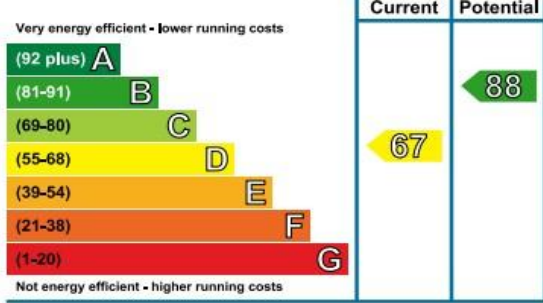
### FRONT GARDEN

Block paved path to entrance with canopy porch over. Path leading to side with rear gated access. Mature borders with shrubs.

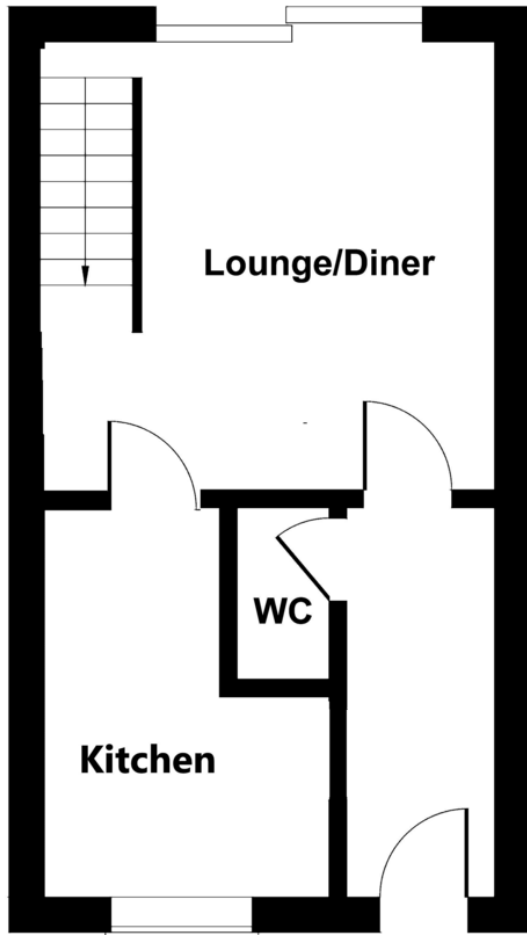
### GARAGE

Single Garage in block with up and over door. Light and power. Eaves storage parking to front up to one car.

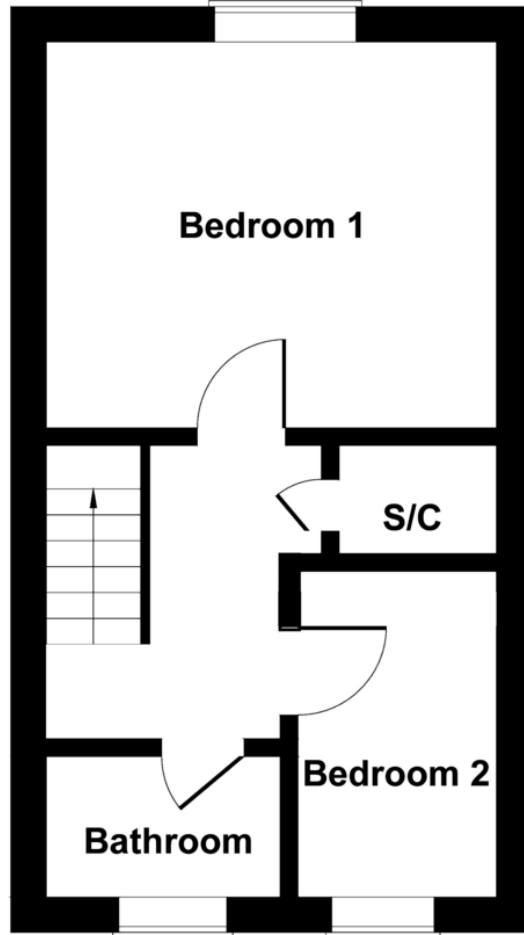




## Nursery Close



**GROUND FLOOR**



**FIRST FLOOR**

Not to Scale. Produced by The Plan Portal 2020  
**For Illustrative Purposes Only.**

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements