



settle.

# Clover Gate

POTTON

A collection of contemporary 2 & 3 bedroom houses,  
on the edge of Potton.



## LOCATION

Surrounded by beautiful countryside, these homes are situated just on the edge of the village of Potton, offering plenty of amenities and perfect views. With local pubs, shops, restaurants, doctors and schools. Further afield you will find Bedford, just 35 minutes from Clover Gate, enjoy a range of high street shops and well-known eateries.

International travels from Luton airport are just 46 minutes' drive from your door and the A1 is just 10 minutes away, connecting you to the north of England.

## SPECIFICATION

### KITCHEN

- Contemporary white kitchen units, with laminate worktops & tiling
- Three spot track lighting to kitchen

### INTERIORS

- Vinyl flooring to bathrooms, w.c and kitchen
- Carpets throughout
- Stylish grey ceramic wall tiling to bathroom

### BATHROOMS

- White bathroom suite
- Mixer tap and shower to bath

### HEATING & ELECTRICAL

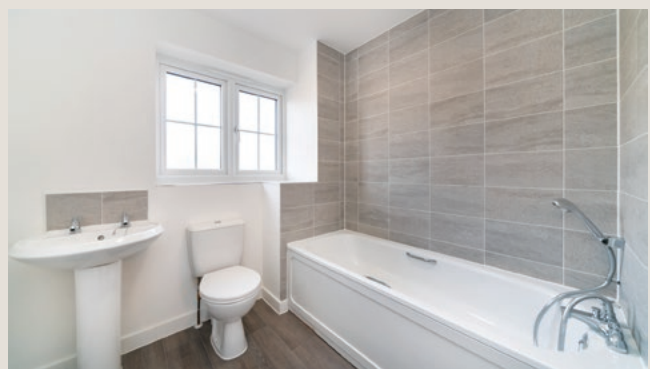
- Central gas heating
- 125 year lease

### EXTERNAL

- Double patio doors to living room leading to garden area
- Private driveway to plots 5, 6 & 69 - 74
- Two allocated parking spaces to plot 14
- Rear garden sheds

### SAFE & SECURE

- 10 years NHBC cover



# Galbrook (78sqm) TWO BEDROOM

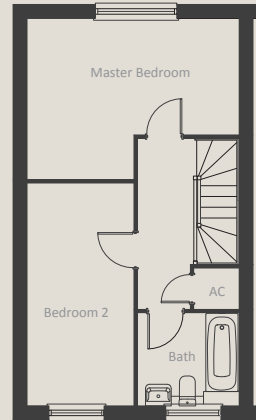
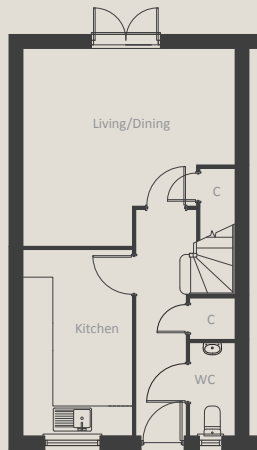


## GROUND FLOOR

Kitchen/Dining Room 3.97m x 2.38m  
Living Room 4.61m x 4.30m

## FIRST FLOOR

Master Bedroom 4.61m x 3.51m  
Bedroom 2 4.50m x 2.33m



# Holbrook (92sqm) THREE BEDROOM

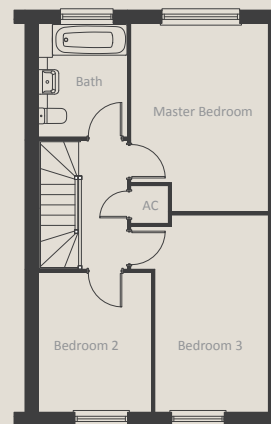
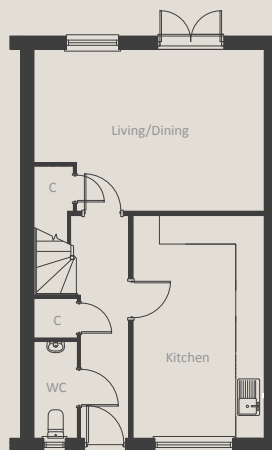


## GROUND FLOOR

Kitchen/Dining Room 5.08m x 2.99m  
Living Room 5.25m x 3.37m

## FIRST FLOOR

Master Bedroom 4.30 x 3.14m  
Bedroom 2 4.24 x 2.59m  
Bedroom 3 3.19 x 2.59m



# LOCATION & SITEPLAN





Clover Gate  
Potton  
Bedfordshire  
SG19 2DS



Luton Airport – 46 mins by car  
Bedford station – 28 mins by car  
Hitchin – 25 mins by car  
London – 39 mins by train from  
Bedford station



## Shared ownership

-  **Galbrook**  
Plots 5, 6, 73 & 74
-  **Holbrook**  
Plots 14 & 69 - 72

Plots 5-6 & 14 available from February 2019  
Plots 69-74 under construction due Summer 2019, available to reserve of plan Spring 2019



settle, Rowan House, Avenue One, Letchworth Garden City, Hertfordshire SG6 2WW. Tel: 01462 633276. Email: sales@settlegroup.org.uk

The artist's impressions in this brochure have been created to give a general indication of the finished properties. During the construction process it may be necessary to make certain changes. Landscaping, ground levels, steps, retaining walls, planting and material colours are indicative only. All room dimensions are given in metres and are between finished plastered faces. Dimensions are the maximum measurements and include window recesses. All dimensions are taken from architect's plans and are likely to vary during the construction process. Please consult your sales advisor for plot specific details on elevation treatments, floorplans, window/external door locations, parking details and garage positions. Kitchen and bathroom layouts are indicative only, these details do not form part of any contract. The specification outlined in this brochure is subject to the construction stage and may change, please consult your sales advisor for further plot specific details. Dates are indicative and subject to change.

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