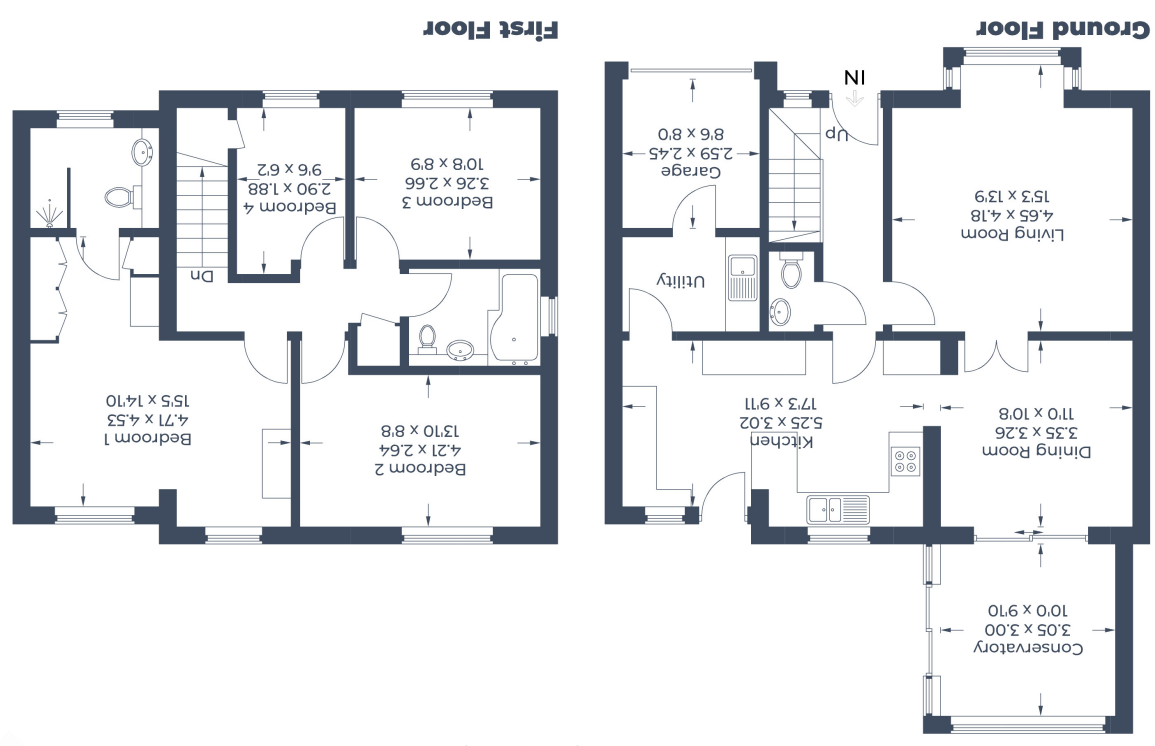


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Energy Efficiency Rating	
Current Rating	Very energy efficient - lower running costs
A	(91-100)
B	(81-90)
C	(69-80)
D	(55-68)
E	(39-54)
F	(13-38)
G	(1-12)
Very energy inefficient - higher running costs	

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 Illustration for identification purposes only, measurements are approximate, not to scale.



Approximate Gross Internal Area (Including Garage)
 Ground Floor = 77.2 sq m / 831 sq ft
 First Floor = 63.1 sq m / 679 sq ft
 Total = 140.3 sq m / 1,510 sq ft





50 Otter Way, Eaton Socon, St Neots PE19 8LB

£450,000

- IMMACULATE THROUGHOUT!
- Refitted Kitchen with integrated appliances.
- Refitted Bathrooms.
- Conservatory.
- Extended to create large Principle Bedroom and En-Suite Shower Room.
- Utility.
- South-East facing landscaped garden.

Introduction

An immaculate FOUR BEDROOM DETACHED HOUSE in a cul-de-sac location. This property has been extended to create a large Principle Bedroom and En-Suite Shower Room. The current owners have REFITTED the KITCHEN and all BATHROOMS and added a "warm-roof" to the Conservatory. The Garage is part converted to create a Utility but retains a good sized storage area and up and over door.

The rear garden is landscaped for ease of maintenance with a LARGE PATIO, artificial lawn and a garden shed.

At the front there is parking for at least three vehicles.

Ground Floor

Accommodation

Door to

Entrance Hall

stairs to the First Floor Landing, coved ceiling, window to the front aspect, laminate flooring, radiator

W.C

refitted and comprising W.C, wash hand basin, laminate flooring, radiator

Lounge

square bay with windows to the front aspect, coved ceiling, laminate flooring, radiator, TV point, glazed double doors to the Dining Area

Kitchen

refitted and comprising base and eye level cupboards with under cupboard lighting, drawer units, work surfaces with tiled splash backs, stainless steel one and a half bowl sink unit, integrated appliances to include AEG double fan assisted oven and microwave, induction hob, extractor and dishwasher, space for large fridge freezer, cupboard housing gas fired boiler, laminate flooring, radiator, windows to the rear aspect, part glazed door to the rear garden

Utility

base and eye level cupboards, work surfaces, stainless steel one and a half bowl sink unit, plumbing for washing machine, laminate flooring, personal door to Garage (part-converted)

Dining Area

coved ceiling, laminate flooring, radiator, part glazed double doors to Lounge, patio doors to the Conservatory

Conservatory

brick base with PVCu double glazed windows and French doors to the rear garden, laminate flooring

First Floor

First Floor Landing

coved ceiling, loft access, airing cupboard with hot water cylinder

Bedroom One

two windows to the rear aspect, coved ceiling, two radiators, laminate flooring, fitted Sharps bedroom furniture including wardrobes, chest of drawers and dressing table, loft access

En-Suite Shower Room

refitted and comprising walk-in power shower, vanity unit with wash basin and W.C, frosted window, towel radiator, radiator

Bedroom Two

window to the rear aspect, coved ceiling, radiator

Bedroom Three

window to the front aspect, coved ceiling, radiator

Bedroom Four

window to the front aspect, coved ceiling, radiator, built in cupboard

Bathroom

refitted and comprising bath with power shower, vanity unit with wash basin and W.C, frosted window, towel radiator, radiator

Outside

Parking

at the front the drive offers off road parking for at least three vehicles. The GARAGE is part converted, retains the up and over door to storage with power, light and personal door to the Utility.

Rear Garden

large patio area with low retaining wall to artificial lawn and decking. There are power points, outside tap and lighting. Timber garden shed with power and light connected. Gated pedestrian access to the front on both sides

