

Directions

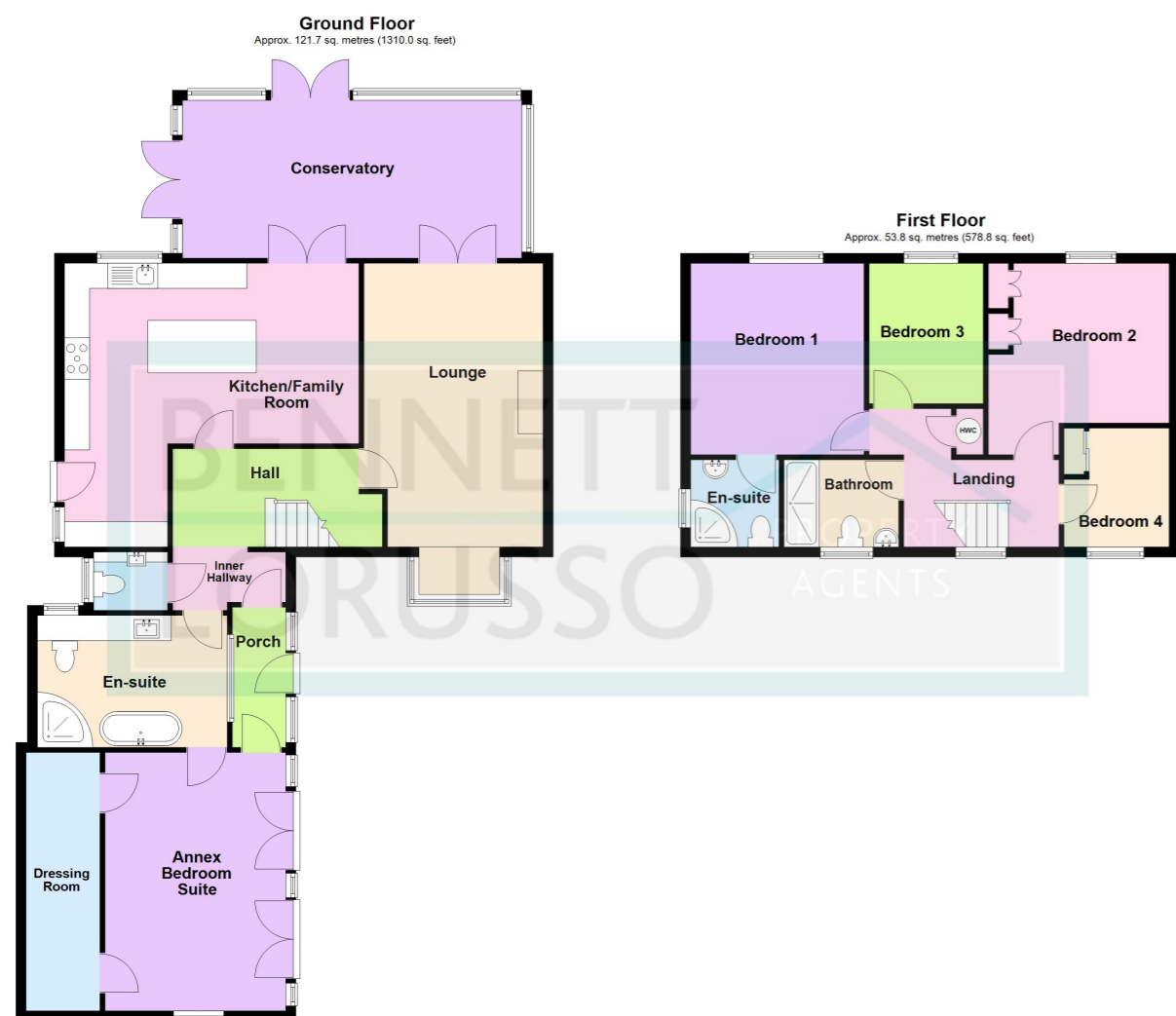
PE19 8PX.

DATA PROTECTION ACT 1998

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THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars do not form part of any contract. Measurements are believed to be correct within 3 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Tel: 01480 211777
www.bennettlorusso.co.uk

**BENNETT
LORUSSO** PROPERTY AGENTS



17 Nelson Road, Eaton Socon, St Neots, Cambridgeshire. PE19 8PX.

OIEO £550,000

A truly impressive family home with thoughtfully extended, bright and spacious accommodation in excellent condition throughout. The heart of the home is the stunning kitchen complete with a good range of contemporary units and an island, this leads into a wonderful garden room with a feature lantern style roof window. Further on the ground floor is a double aspect living room with fireplace, a four piece bathroom and a large and versatile bedroom/office or games room. On the first floor there are four well apportioned bedrooms and two additional bathrooms. Outside there is ample driveway parking and a private low maintenance rear garden with plenty of storage. This is an exceptional property with great space for a dependent relative or running a small business and early internal viewing is advised!



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Ground Floor

Porch 2.69m x 1.20m (8' 10" x 3' 11") UPVC double glazed entrance door,

Entrance Hall Ceramic tiled floor, bristle mat, double radiator, stairs to the first floor with cupboard under.

Cloakroom With a two piece white suite, ceramic tiled floor and half tiled walls, double glazed window, towel radiator.

Living Room 5.65m x 3.57m (18' 6" x 11' 9") Double glazed box bay window to the front, two radiators, feature fireplace with gas fire, laminate wood effect flooring, central heating thermostat, TV connections, double glazed French style doors to:

Garden Room 6.75m x 3.15m (22' 2" x 10' 4") UPVC double glazed construction, laminate wood effect flooring, vertical radiator, insulated roof with recessed lighting and a large 'Lantern' style roof window, two sets of double glazed French style doors to the rear garden.

Kitchen/Diner 5.86m x 5.67m (19' 3" x 18' 7") A large space fitted with a contemporary range of light grey base and wall units, quartz work surfaces with inset bowl & 1/2 sink plus mixer tap, splashback tiling, integrated dishwasher, cupboard housing the gas fired boiler, gas hob with extractor hood over, 'AEG' combi microwave oven, plumbing for a fridge/freezer, ceramic tiled floor, towel ladder style radiator plus further radiator, Island with quartz tap, breakfast bar and ample storage under, modern dresser style storage unit, double glazed window and door to the side, further double glazed French style doors to the garden room, recessed lighting and integrated Bluetooth speakers to the ceiling.

Ground Floor Bedroom/Playroom 5.15m x 3.60m plus the walk-in wardrobe (16' 11" x 11' 10") Two triple glazed full length 'tilt & turn' windows to the front aspect, laminate wood effect flooring, door to entrance porch and a further door to the bathroom, double doors to: An extremely large walk-in wardrobe or store room with power and lighting, fitted shelving, inspection hatch and the consumer unit.

Ground Floor Bathroom 3.70m x 2.63m (12' 2" x 8' 8") Fitted with a luxury four piece white suite comprising a large shower enclosure, a roll top bath, vanity wash hand basin and close coupled WC, fitted storage, towel radiator, fitted storage, splash back tiling, 'Bluetooth' ceiling speakers, ceramic tiled floor, extractor fan, double glazed window, mirrored cabinet with under lighting, loft access point.

First Floor

Landing Airing cupboard, radiator, double glazed window to the front, access to the loft space.

Bedroom One 3.82m x 3.58m (12' 6" x 11' 9") Double glazed window to rear, radiator, laminate wood effect flooring, wall mounted TV connections, door to:

En-suite Shower Room Three piece white suite including a corner shower enclosure with luxury shower, wash hand basin and WC, double glazed window, fully tiled walls, mirror with lighting, shaver point, fitted storage, towel radiator and extractor fan.

Bedroom Two 3.80m x 3.60m max (12' 6" x 11' 10") Double glazed window to rear, radiator, laminate wood effect flooring, a range of fitted wardrobes with mirrored doors.

Bedroom Three 2.80m x 2.27m (9' 2" x 7' 6") Double glazed window to rear, radiator, laminate wood effect flooring, TV points.

Bedroom Four 2.38m x 2.08m (7' 10" x 6' 10") Double wardrobe with sliding doors, laminate wood effect flooring, radiator, double glazed window to front.

Family Bathroom Three piece white suite incorporating a double shower enclosure with luxury shower, waterproof boarding and sliding door, vanity wash hand basin and close coupled WC, extractor fan, fully tiled walls, shaver point, towel radiator, double glazed window, ceramic tiled floor.

Exterior

Frontage Front area laid to lawn, further small garden laid to stone with inset plants and shrubs, block paved driveway with parking for two/three cars.

Rear Garden Fully enclosed and laid mainly to gravel with flower and shrub borders, paved patio, two timber storage sheds, water tap, two side access gates, bin storage area to the side.

Notes Freehold.
Council tax band E - £3156.08 pa.



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+)	A	
(81-91)	B	
(69-80)	C	
(55-68)	D	67
(39-54)	E	
(21-38)	F	
(1-20)	G	73
Not energy efficient - higher running costs		
England, Scotland & Wales		EU Directive 2002/91/EC