

Energy Efficiency Rating	
Current Rating	Potential Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G

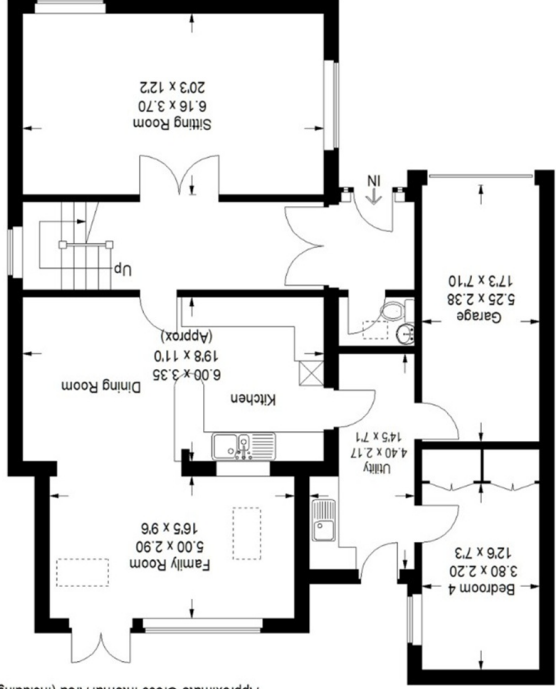
Very energy efficient - lower running costs (93-100)  
Highly energy efficient - lower running costs (81-92)  
Decent energy efficiency - lower running costs (69-80)  
Average energy efficiency - higher running costs (54-68)  
Low energy efficiency - higher running costs (35-53)

This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID75373)

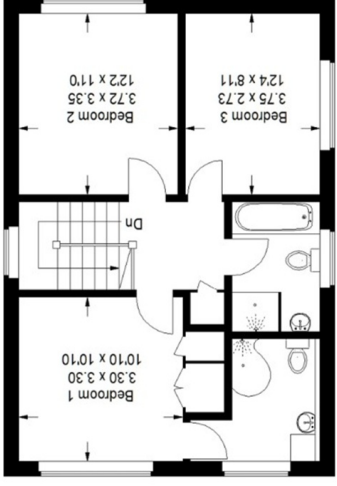
Housepix Ltd



Ground Floor



First Floor



Approximate Gross Internal Area (including Garage) = 169.2 sq m / 1821 sq ft

Woodlands, St. Neots, PE19 1UE



- An IMMACULATELY PRESENTED DETACHED HOUSE situated within the MOST SOUGHT AFTER LOCATION within a ten minute walk of St Neots mainline train station and ADJACENT TO PRIORY PARK.
- Family Room extension and ground floor fourth Bedroom.
- Generous Utility Room.
- CORNER PLOT with SOUTH FACING REAR GARDEN.
- En-Suite Shower Room to principle Bedroom.
- Garage and parking for three vehicles.



**Ground Floor**

Part glazed PVCu door with frosted side light windows to

**Entrance Hall**

1.82m x 1.80m (6' x 5' 11") covered ceiling with inset spot lighting, tiled floor with electric under floor heating, glazed double doors to Reception Hall

**Cloakroom**

refitted and comprising close coupled W.C, wash basin, towel radiator, sky-light, Karndean flooring

**Reception Hall**

6.06m x 1.78m (19' 11" x 5' 10") stairs to the First Floor Landing, coved ceiling, radiator, double doors to the Lounge

**Sitting Room**

6.14m x 3.70m (20' 2" x 12' 2") full height PVCu windows to the front and side aspects, radiator, TV point

**Kitchen Dining Room**

6.11m x 3.36m (20' 1" x 11') the Dining Area has coved ceiling, Karndean flooring, radiator and is open to the Family Room and Kitchen

**Kitchen**

base and eye level cupboards with under cupboard lighting, drawer units, work surfaces with stainless steel one and a half bowl sink unit, integrated Siemens electric fan assisted self-cleaning oven, Samsung oven with microwave, electric hob and extractor, Neff dishwasher, under work surface fridge, coved ceiling with inset spot lighting, Karndean flooring

**Family Room**

4.95m x 2.90m (16' 3" x 9' 6") part vaulted ceiling with two roof-light windows, PVCu French doors and windows to the rear aspect, Karndean flooring, TV point, radiator

**Utility Room**

4.40m x 2.18m (14' 5" x 7' 2") cupboard housing gas fired Worcester Bosch combination boiler (approx. 4 years old), work surface with stainless steel single drainer sink unit, base and eye level cupboards, plumbing for washing machine, space for tumble dryer, tiled floor, radiator, part glazed PVCu door to the rear garden, personal door to the Garage

**Bedroom Four**

3.85m x 2.21m (12' 8" x 7' 3") (not including wardrobe depth) window to the rear aspect, radiator, coved ceiling, built in double wardrobe

**First Floor**

**Landing**

large part frosted window to the side aspect with views into Priory Park, coved ceiling, loft access

**Bedroom One**

3.36m x 3.29m (11' x 10' 10") (not including wardrobe depth) window to the rear aspect, coved ceiling, radiator, built in wardrobes

**En-Suite Shower Room**

2.60m x 2.50m (8' 6" x 8' 2") fully tiled and comprising large shower, close coupled W.C, wash basin, tiled floor, towel radiator, frosted window

**Bedroom Two**

3.72m x 3.34m (12' 2" x 10' 11") window to the front aspect, radiator

**Bedroom Three**

3.74m x 2.72m (12' 3" x 8' 11") window to the side aspect, radiator

**Bathroom**

fully tiled and refitted comprising bath with mixer tap and hand held shower attachment, close coupled W.C, wash basin, tiled shower enclosure, frosted window, tiled floor, towel radiator

**Garden**

the front garden is laid mainly to lawn with box hedging and extends along the side of the property, up to the foot path. The block paved driveway allows parking for three vehicles. The rear garden is fully enclosed, South facing and laid to lawn with a large full width patio, flower and shrub borders, outside tap and watering system, double power point and timber garden shed

**Garage**

5.20m x 2.25m (17' 1" x 7' 5") double doors, power, light, sink with hot and cold water, personal door to the Utility Room

