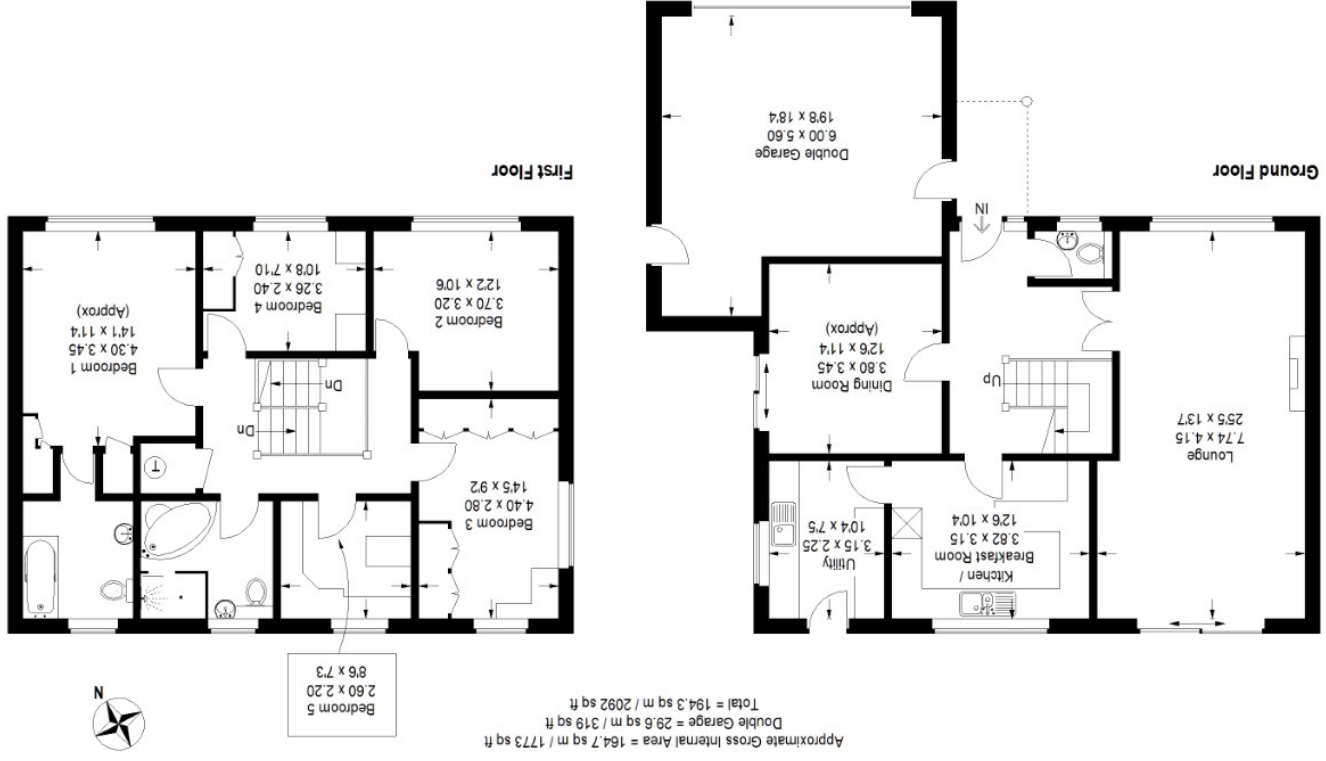


Energy Efficiency Rating	
Current Rating	Potential Rating
A (92-100)	A (92-100)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

Very energy efficient - lower running costs
High energy efficient - lower running costs
Low energy efficient - higher running costs

Hall Close, Little Paxton, St. Neots, PE19 6QS



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. (ID65974)



- A substantial FIVE bedroom detached family home
- Immaculately presented throughout
- Two first floor Bathrooms
- Over sized DOUBLE garage
- NO FORWARD CHAIN
- In a 'discreet' position, tucked away in the corner of the cul-de-sac
- 25ft Sitting Room and separate Dining Room
- Large, south facing and established rear garden
- Parking for numerous vehicles



Ground Floor

Canopied Porch

With external security light and PVCu entrance door leading to:

Reception Hall

A spacious entrance hall with wood block flooring, feature dogleg staircase rising to First Floor Galleried Landing, under stairs storage cupboard and additional under stairs shoe cupboard, fully wired smoke detector

Cloakroom

two piece suite comprising of low level WC, wall mounted wash hand basin, tiled floor, wall tiling to half height, window to the front

Lounge

7.75m x 3.67m widening to 4.16m (25' 5" x 12' widening to 13'6"). A dual aspect lounge with window to front aspect and sliding double glazed patio doors leading out to the south facing rear garden. Fireplace with fitted real flame gas fire, two radiators, fully wired smoke detector

Dining Room

3.87m x 3.34m (12' 8" x 10' 11") double glazed patio doors leading out to the side patio area, wood block flooring, radiator, coving to ceiling, fully wired smoke detector

Kitchen Breakfast room

3.83m x 3.17m (12' 7" x 10' 5) comprising of inset one and half bowl single drainer stainless steel sink unit with cupboards under with a range of base and wall mounted cupboards offering ample storage space, pull out storage unit, glass fronted wall mounted display cabinets, drawer units, wine rack, complimentary worksurfaces, peninsular breakfast bar, tiled splash back surrounds, tiled floor, radiator, carbon monoxide detector. A range of integrated appliances to include Neff dishwasher, undercounter fridge, 5 ring gas hob with extractor hood over, Neff combination microwave oven, and separate electric oven

Utility Room

3.35m x 2.26m (11' x 7' 5"). inset single drainer stainless steel sink unit with cupboards under, cupboard housing central heating boiler, a further range of base and wall mounted storage cupboards, drawer units, pull out larder unit, plumbing for automatic washing machine and space for tumble dryer, tiled floor. Integrated full size freezer, glazed door to the Garden

Galleried Landing

An impressive galleried landing with built in airing cupboard (housing hot water cylinder, shower pump and Megaclean system). Access to the loft space with fitted loft ladder, power and light connected, insulated and fully boarded through the centre of the loft space. Fully wired smoke detector

Master Bedroom

4.32m x 3.43m (14' 2" x 11' 3") built in single wardrobe with hanging and shelved storage, built in corner wardrobe offering double rail hanging with internal light, radiator, fully wired smoke detector, window to the front

En Suite Bathroom Room

2.24m x 2.21m (7' 4" x 7' 3") window to rear aspect. Fitted white suite comprising of low level WC, pedestal wash hand basin, side panel bath with fitted power shower over, radiator, shaver point

Bedroom Two

3.78m x 2.81m (12' 5" x 9' 3") fitted wardrobe units and concealed 'pull out' double bed, vanity unit with drawers under, radiator, window to the rear

Bedroom Three

3.69m x 3.23m (12' 1" x 10' 7") radiator, window to the front

Bedroom Four

3.37m x 2.45m (11' 1" x 8') a range of fitted bedroom furniture to include double wardrobe with hanging and shelved storage, five drawer chest of drawer unit with mirror over, two bedside cabinets with display shelving over, bridging units with inset lighting, window to the front

Bedroom 5 / Study

2.59m x 2.21m (8' 6" x 7' 3") fitted furniture to include seating area which converts into a bed with storage under, wall mounted storage units with lights, corner shelving unit and corner desk, double wardrobe with shelved storage, window to the rear

Family Bathroom

2.65m x 2.18m (8' 8" x 7' 2") 4 piece suite comprising of low level WC, vanity wash hand basin with cupboards under, large raised corner bath, walk in double shower cubicle with fitted power shower. Tiled floor and tiled walls, radiator, shaver point, extractor fan, window to the rear

Double Garage

a large, double width garage with up and over door, power and light connected, double glazed window, two personal doors one to the front and one to the rear of the property

Outside

The property is situated on a generous south facing plot, fully enclosed with the front garden being laid to lawn. There is an established private rear garden which is fence and wall enclosed. An extensive paved patio area which extends to the rear and sides of the property, large lawn area, two side gates, outside power points, outside lighting and outside water taps. Parking to the front for numerous vehicles.

Contact Us

If you require any additional details or would like to arrange a viewing, please call our St Neots office on 01480 406400.

