

Wilkinson Close Eaton Socon, St Neots PE19 8HJ

Approximate Gross Internal Area (including Garage) 160.2 sq m / 1724 sq ft



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. (ID1029582)







## 13 Wilkinson Close, Eaton Socon, St Neots PE19 8HJ Offers in Excess of £425,000

- Non-Estate location.
- Gas fired radiator central heating.
- Garage with inspection pit and two storage barns.
- Three bedroom house with one bedroom annexe.
- PVCu double glazing.
- Generous plot with gardens to front, side and rear.
- No Forward Chain.



### Ground Floor

#### Accommodation

Door with frosted side light to

#### Entrance Hall

stairs to the First Floor Landing, under stairs storage cupboard, telephone point

#### Lounge

PVCu double glazed bow window to the front aspect, PVCu double glazed window to the rear aspect, two radiators, TV point

#### Kitchen Dining Room

base and eye level cupboards, drawer units, work surfaces with tiled splash backs, one and a half bowl sink unit, electric cooker point and extractor, space for fridge freezer, tiled floor, radiator, PANTRY/UTILITY CUPBOARD with plumbing for washing machine and gas fired boiler, PVCu double glazed window to the rear aspect, part glazed door and window to the Side Passage

### First Floor

#### First Floor Landing

PVCu double glazed window to the front aspect, coved ceiling, loft access, built in cupboard, airing cupboard housing hot water cylinder

#### Bedroom One

PVCu double glazed window to the front aspect, coved ceiling, radiator, door to airing cupboard

#### Bedroom Two

PVCu double glazed window to the rear aspect, coved ceiling, radiator, built in cupboard/wardrobe

#### Bedroom Three

PVCu double glazed window to the rear aspect, radiator, built in cupboard/wardrobe

#### Bathroom

refitted and comprising bath, pedestal wash basin, W.C, frosted window, radiator

### Annexe

#### Side Passage

PVCu part glazed door to the front, personal door to the Garage, two brick built storage barns with light, door to Kitchen Dining Room, doors to

#### W.C

fully tiled and comprising W.C, towel radiator, frosted window

#### Shower Room

fully tiled and comprising shower, wash hand basin, tiled floor, towel radiator

#### Sitting Room

PVCu double glazed window to the rear aspect, coved ceiling, radiators, TV point

#### Utility Room/Kitchenette

base and eye level cupboards, tall storage cupboard, stainless steel single drainer sink unit, electric cooker point, breakfast bar, radiator, part glazed PVCu door to the rear garden, PVCu double glazed window to the rear aspect

#### Bedroom

frosted PVCu double glazed window, radiator

### Outside

#### Garden

a generous plot with the garden to the front laid to lawn with an established hedgerow boundary. The driveway offers off road parking for at least two vehicles leading to the single Garage. The garden extends along the side of the property to the rear garden, laid to lawn with mature shrub beds and borders

#### Garage

up and over door, power, light, INSPECTION PIT and personal door to the Side Passage

