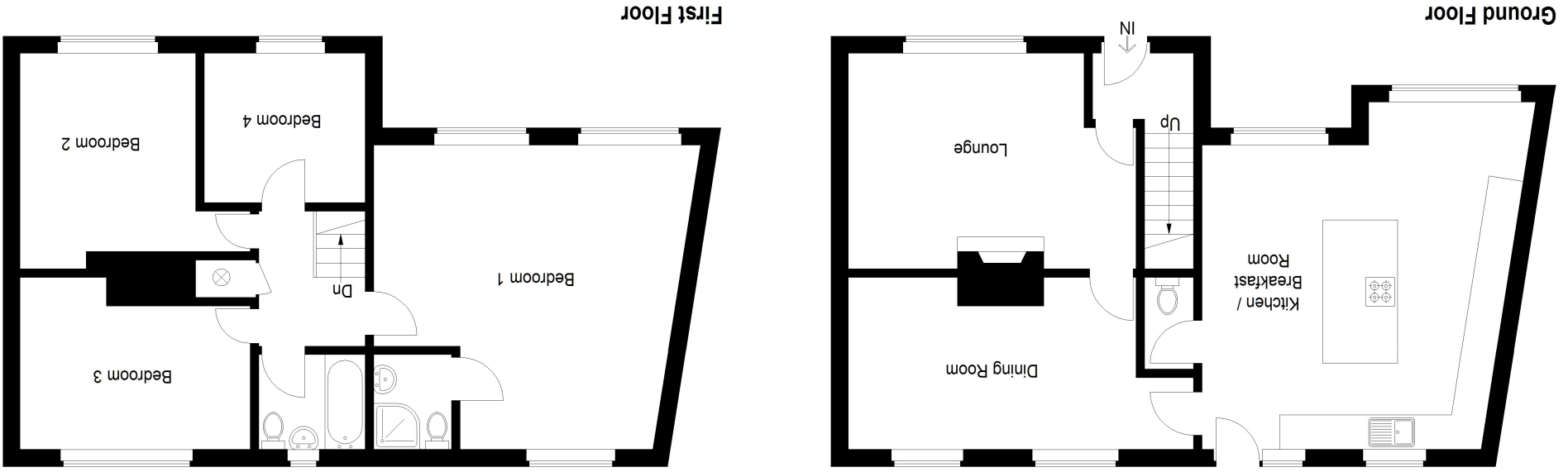


Huntingdon 60 High Street St Neots Tel: 01480 414800	Huntingdon St Neots Tel: 01480 406400	Huntingdon St Neots Tel: 01480 406400	Huntingdon St Neots Tel: 01480 406400
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows 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. (ID1154487)
Housepix Ltd



Approximate Gross Internal Area = 147.7 sq m / 1590 sq ft



- An Impressive Family Home
- Three Generous Reception Rooms
- Beautifully Appointed Accommodation Throughout
- Appealing Village Location

- Four Bedrooms
- En Suite To Principal Bedroom
- Stunning Field Views Front And Rear



Vaulted Storm Canopy Over
Composite glazed panel door accessing

Reception Hall
Coats hanging area, UPVC window to side aspect, stairs to first floor, double panel radiator, decorative floor tiling.

Sitting Room
16' 6" x 12' 3" (5.03m x 3.73m)
A light double aspect room, Tv point, telephone point, central feature fireplace with timber bressumer and inset wood burner with tiled hearth and ceramic tiled inset, glazed internal door to



Dining Room
19' 4" x 9' 8" (5.89m x 2.95m)
Two UPVC windows to garden aspect, double panel radiator, coving to ceiling, contemporary ceramic tiled flooring.

Kitchen/Breakfast Room
17' 2" x 16' 10" (5.23m x 5.13m)
An impressive light re-configured space with UPVC windows to front, rear and glazed door to rear aspect, re-fitted in a range of white gloss base and wall mounted cabinets with complementing butchers block Oak work surfaces and re-tiled surrounds, central island work station incorporating three stool breakfast bar, Induction hob with circular suspended extractor unit fitted above, inset Butler sink unit with mixer tap, integral wine rack, integrated automatic dishwasher, double electric oven, under unit lighting, larder unit and fridge freezer, vertical contemporary anthracite radiator, contemporary ceramic tiled flooring.



Cloakroom
Fitted in a two piece contemporary white suite comprising low level WC with concealed cistern, corner wash hand basin with mono bloc mixer tap and cabinet storage, re-tiled surrounds.



First Floor Landing
Access to insulated loft space, airing cupboard housing hot water cylinder and shelving.

Principal Bedroom
19' 6" x 18' 7" (5.94m x 5.66m)
An impressively proportioned double aspect room with UPVC windows to front and rear aspects, further access to loft space, two double panel radiators, recessed lighting, wall light points, inner access to

En Suite Shower Room
5' 6" x 4' 11" (1.68m x 1.50m)
Re-fitted in a range of white sanitaryware comprising low level WC, vanity wash hand basin with mono block mixer tap, chrome heated towel rail, screened shower enclosure with independent shower unit fitted over, full ceramic tiling, extractor, ceramic tiled flooring.

Bedroom 2
10' 11" x 10' 5" (3.33m x 3.17m)
UPVC window to rear aspect, wardrobe range with hanging and storage, double panel radiator.

Bedroom 3
13' 1" x 8' 8" (3.99m x 2.64m)
UPVC window to front aspect, double panel radiator.

Bedroom 4
8' 6" x 7' 8" (2.59m x 2.34m)
UPVC window to front aspect, double panel radiator.

Family Bathroom
5' 9" x 5' 4" (1.75m x 1.63m)
Re-fitted in a three piece contemporary white suite comprising low level WC, vanity wash hand basin with cabinet storage and mixer tap, panel bath with mixer tap and folding shower screen with independent shower unit fitted over, UPVC window to garden aspect, extensive tiling, chrome heated towel rail, decorative ceramic floor tiling.

Outside
There is an extensive gravelled frontage giving parking provision for several vehicles with a pleasant area of lawn edged in ornamental shrubs and trees, enclosed by picket fencing with gated access to the rear garden. The rear garden is pleasantly arranged with an extensive brick paved terrace, gravelled beds sub-divided from the area of lawn with picket fencing, a selection of ornamental shrubs, evergreens, outside tap and lighting, a timber Stable Block offering ideal outside storage. The garden is enclosed by a combination of panel fencing and mature Laurel screening backing on to open countryside to the rear. Beautiful views extend to the rear.

Tenure
Freehold
Council Tax Band - B

