

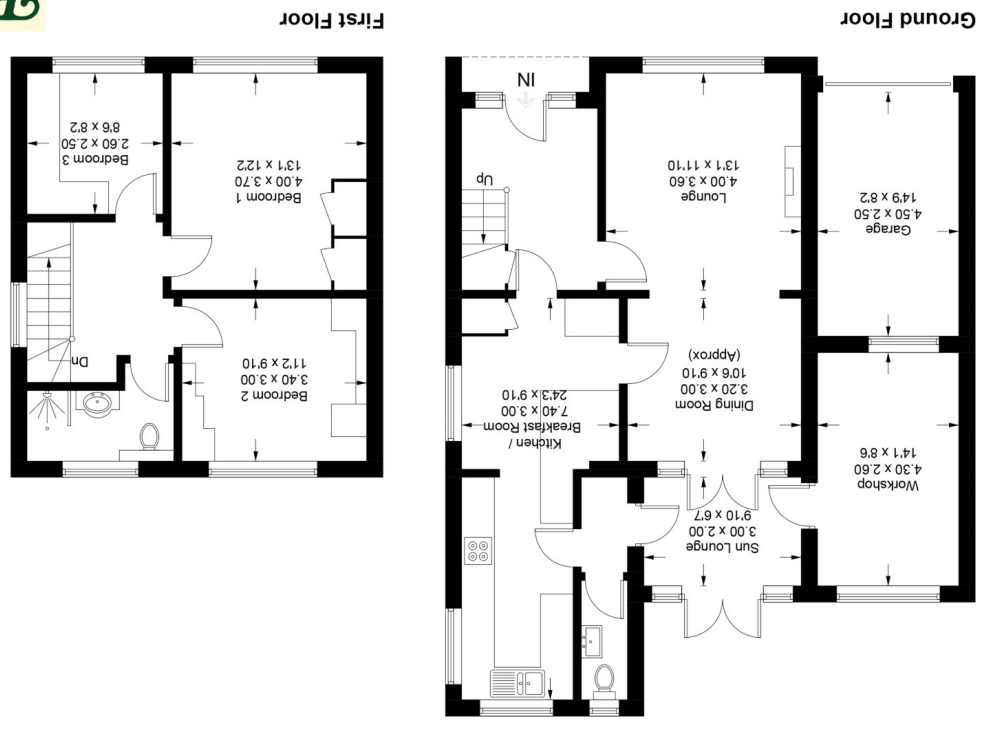
Energy Efficiency Rating	
Current Rating	Potential Rating
A (92-100)	A (92-100)
B (81-91)	B (81-91)
C (69-80)	C (69-80)
D (55-68)	D (55-68)
E (39-54)	E (39-54)
F (21-38)	F (21-38)
G (1-20)	G (1-20)

Energy efficiency - higher rating code  
Energy efficiency - lower rating code



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. (ID1033934)

Housepix Ltd



**Grebe Way St. Neots, PE19 1TN**  
 Approximate Gross Internal Area = 121.2 sq m / 1304 sq ft  
 Garage = 11.7 sq m / 126 sq ft  
 Total = 132.9 sq m / 1430 sq ft





## 7 Grebe Way, St Neots, Cambridgeshire PE19 1TN Offers in Excess of £400,000

- EXTENDED DETACHED FAMILY HOME ON THE POPULAR BIRDLANDS DEVELOPMENT
- Refitted family Bathroom / shower room
- Downstairs Cloakroom /WC
- Garage and workshop.
- OFFERED WITH NO CHAIN
- Three Bedrooms
- Extended Kitchen Breakfast room
- Large established private rear Garden
- Adjacent to Priory Park and within easy reach of St Neots train station, Longsands and Priory Schools.

### Ground Floor

#### Canopied Entrance Porch

The covered recessed porch leads to

#### Entrance Hall

A spacious entrance hall approached via door with glazed side panel to front aspect. Staircase rising to first floor landing, under stairs storage cupboard, coving to ceiling, radiator, doors leading off to Lounge Diner and Kitchen Breakfast Room

#### Lounge Diner

#### Lounge Area

3.98m x 3.72m (13' 1" x 12' 2"). Window to front aspect, coving to ceiling, feature fireplace with fitted fire. The lounge area leads through to the Dining Area.

#### Dining Area

3.05m x 3.04m (10' 0" x 10' 0"). French doors leading to the rear lobby / utility area, coving to ceiling, radiator. Door to Kitchen Breakfast room.

#### Extended Kitchen Breakfast Room

6.5m x 3.11m max (21' 4" x 10' 2" max). Two windows to side aspect and window to rear aspect overlooking the rear garden. Inset one and half bowl sink unit with cupboards under, a comprehensive range of base and wall mounted cupboards offering ample storage space, drawer units, solid wood work surface, corner display shelving, fitted breakfast bar/table, space and plumbing for automatic washing machine and dishwasher, space for fridge, space for cooker, extractor hood, radiator, tiled splashback surrounds. Door to Inner hall

#### Inner Hall

Space for Freezer, door to Cloakroom / WC and door to Rear Lobby/Utility area

#### Cloakroom /WC

Window to rear aspect, fitted low level WC and wall mounted wash hand basin, wall tiling to half height.

#### Rear Lobby / Utility Area

2.97m x 1.97m (9' 9" x 6' 6") . Double doors leading out to the rear garden, vaulted ceiling, door to workshop.

### First Floor

#### First Floor Landing

Window to side aspect, access to loft space with fitted loft ladder, doors leading off to Bedrooms and Bathroom/Shower Room.

#### Bedroom One

4.02m x 3m (13' 2" x 9' 10"). Window to front aspect. Built in storage cupboard with hanging rail and shelving, built in airing cupboard housing hot water cylinder and central heating boiler, coving to ceiling, radiator.

#### Bedroom Two

3.54m x 3.04m (11' 7" x 10' 0"). Window to rear aspect, a range of fitted bedroom furniture to include wardrobes, drawer units, bridging storage cupboards and vanity unit, coving to ceiling, radiator

#### Bedroom Three

2.66m x 2.49m (8' 9" x 8' 2"). Window to front aspect, coving to ceiling, radiator.

#### Family Bathroom / Shower Room

2.63m x 1.57m (8' 8" x 5' 2"). Window to rear aspect, A refitted white suite comprising of walk in double shower cubicle, low level WC, Vanity wash hand basin with storage cupboards under and wall mounted touch sensitive mirror over, heated towel rail, tiled floor, extractor fan.

#### Outside

The property is situated on a good size private plot. The front garden is open plan and has been block paved to offer additional off road parking. There is side gated access leading to the rear garden and a block paved driveway leading to the garage and workshop.

The large rear garden is fully fence enclosed, and private with paved patio area, raised ornamental pond, lawn area with established flower and shrub borders and beds, outside water tap. There is a glass greenhouse, timber storage shed and a timber summer house, and raised vegetable beds to the rear of the garden

#### Garage and Workshop

The block paved driveway leads to the attached brick built single garage with up and over door, power and light connected. Door from the rear of the garage leading into the attached brick built workshop which has power and light connected and window to the rear.

#### Agents Notes

If you have any questions or would like to arrange a viewing on the property please contact our St Neots office on (01480) 406400

