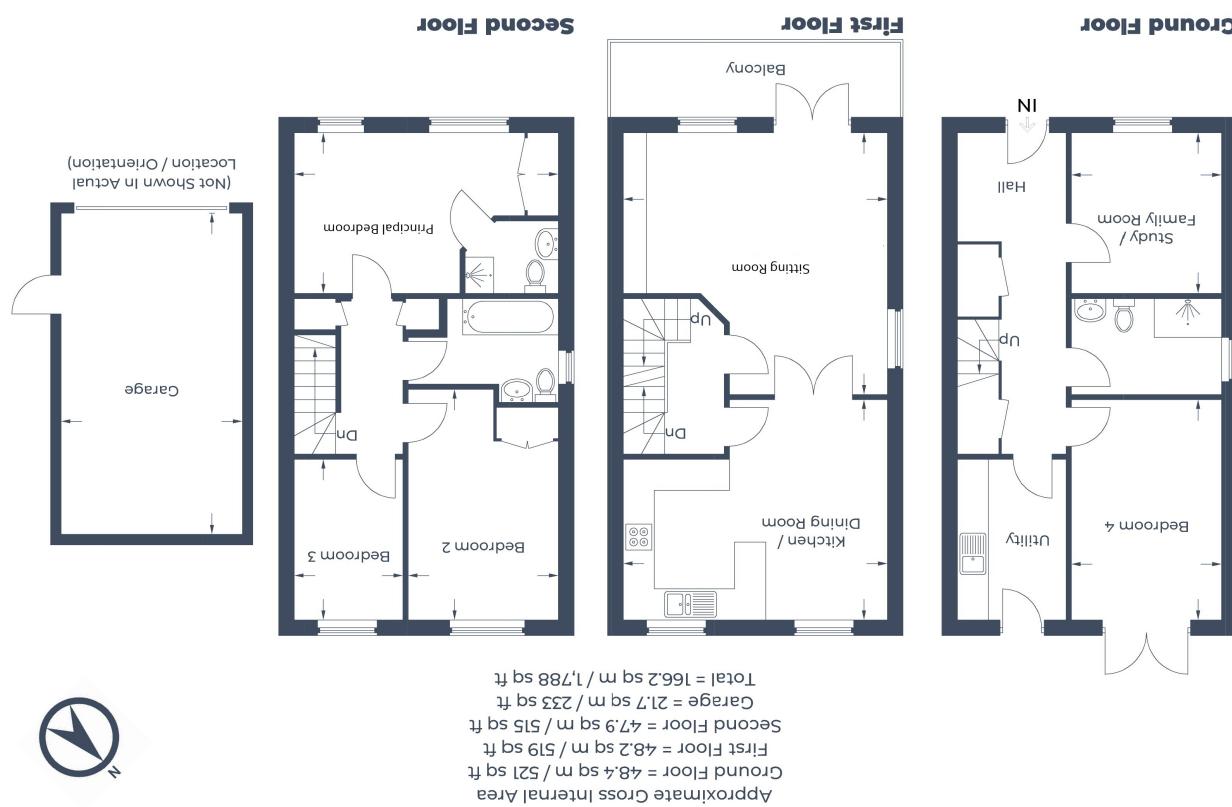


Huntingdon	St Neots	Kimbolton	Maryport Office
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- Versatile Accommodation Arranged Over Three Floors
- En Suite To Principal Bedroom
- Generous Four Car Driveway And Oversized Garage
- Stunning Views Over The Cricket Pavilion

- Beautifully Presented Throughout
- First Floor Balcony
- Landscaped Gardens
- Desirable Estate Location



Composite Panel Door To

Entrance Hall

21' 1" x 7' 1" (6.43m x 2.16m)

Radiator with decorative cover, decorative panel work, understairs storage with fuse box and master switch, additional understairs storage, ornate Victorian style floor tiling, cornicing to ceiling, stairs extending to first floor.

Shower Room

9' 9" x 6' 0" (2.97m x 1.83m)

Fitted in a range of white contemporary sanitaryware comprising low level WC, pedestal hand wash basin with mixer tap, oversized screened shower enclosure with independent multi head shower unit over, extensive tiling with contour ceramics, shaver point, LVT flooring, double panel radiator, UPVC window to side aspect.

Study/Family Room

10' 2" x 9' 6" (3.10m x 2.90m)

UPVC window to front aspect enjoying views over the Cricket Pavilion and Pitch, decorative panel work, double panel radiator, cornicing to ceiling.

Bedroom 4

14' 5" x 9' 9" (4.39m x 2.97m)

French door accessing garden terrace to rear, decorative panel work, laminate flooring, cornicing to ceiling.

Utility Room

10' 10" x 6' 11" (3.30m x 2.11m)

Porcelain floor tiling, fitted in range of base mounted cabinets finished in Shaker style, inset single drainer stainless steel sink unit with mixer tap, appliance spaces, cornicing to ceiling, wall mounted gas fired central heating boiler serving hot water system and radiators, double panel radiator, UPVC composite glazed door to garden aspect.

First Floor Galleried Landing

Stairs to the second floor, double panel radiator, cornicing to ceiling.

Kitchen/Dining Area

16' 9" x 13' 10" (5.11m x 4.22m)

A light, contemporary open plan space finished in part porcelain and part laminate flooring, two UPVC windows to garden aspect, fitted in a range of Shaker style base and wall mounted cabinets with complimentary work surfaces, drawer units, ceramic tiling, integral double electric oven and gas hob with suspended NEFF extractor above, single drainer one and half bowl porcelain sink unit with mixer tap, integrated automatic washing machine and dishwasher, fitted fridge freezer, decorative panel work, double panel radiator, independent air conditioning unit, cornicing to ceiling, internal doors accessing

Sitting Room

17' 1" x 16' 8" (5.21m x 5.08m)

A light triple aspect room with French doors accessing balcony and terrace to the front, enclosed by balustrade and laid in composite decking, enjoying views over the Cricket Pavilion and Cricket Pitch to the front, central media unit incorporating shelving units and inset Living Flame electric fire, decorative panel work, UPVC window to rear aspect, two double panel radiators, cornicing to ceiling.

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