

## Directions

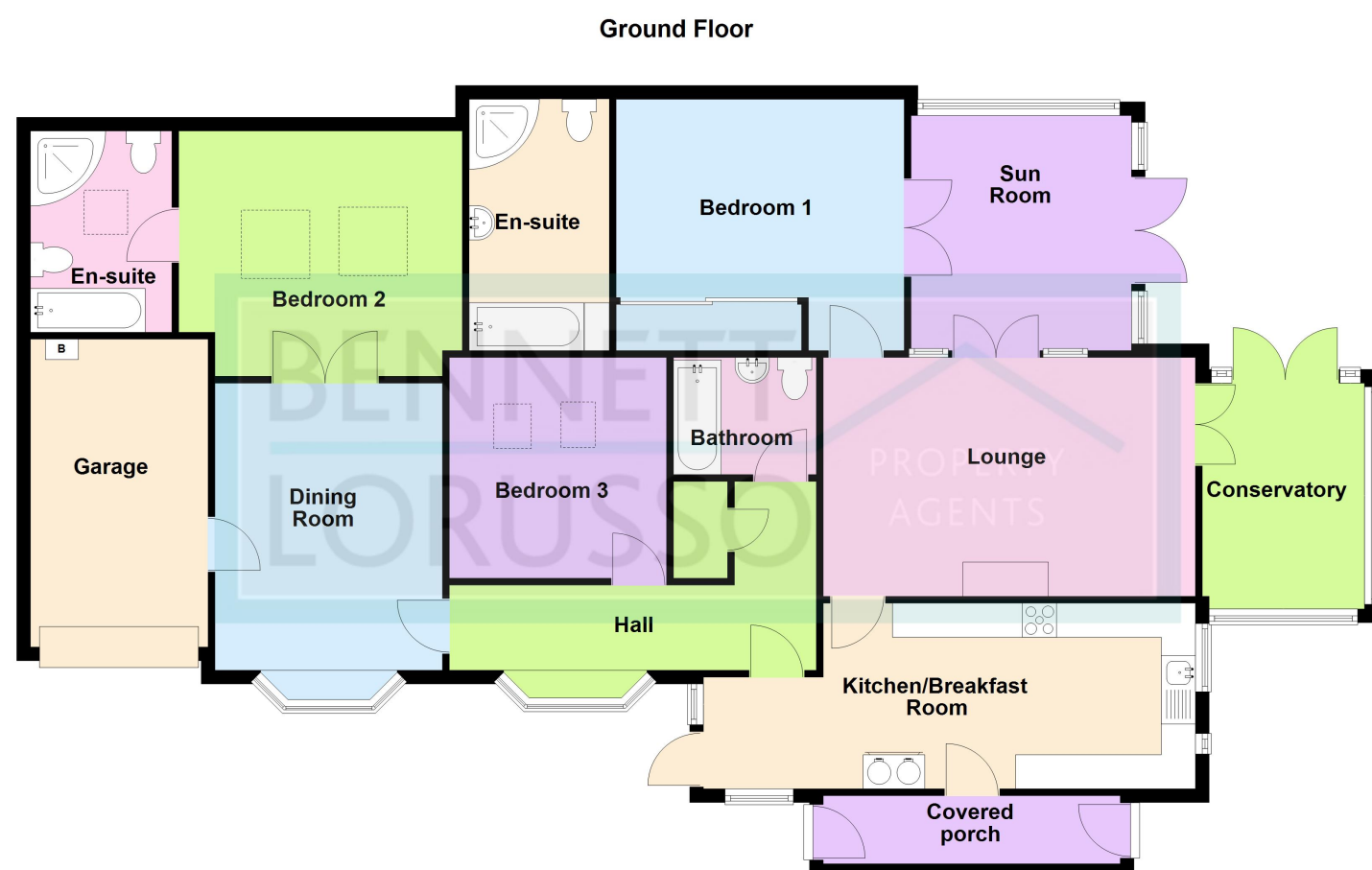
Drive into Parkway and the property is in the right hand corner at very the end. PE19 1EB.

## DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from the estate agent will not be shared with any third party without the express consent of the customer.

## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars do not form part of any contract. Measurements are believed to be correct within 3 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Total area: approx. 161.0 sq. metres (1733.0 sq. feet)



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB  
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19 Parkway, St Neots, Cambridgeshire. PE19 1EB.

**£375,000**

A substantially extended detached bungalow situated on a generous corner plot in this cul-de-sac position with good access to the town centre, rail station, schools and parkland. The superbly versatile accommodation includes three double bedrooms, three bathrooms, living room, dining room, fitted kitchen/breakfast room with a gas fired 'Aga' stove and two conservatories. There is scope for separate annexe facilities as well as a garage and the sizeable rear garden offers plenty of privacy and storage. A truly unique and wonderful home which must be viewed internally to be fully appreciated.

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Ground floor

**Entrance** UPVC double glazed entrance door, open plan and leads straight into the kitchen, a wall and door could be re-instated to form a separate hallway.

**Inner Hall** Fully glazed door to the kitchen, large airing cupboard, radiator, access to the loft space, double glazed window to the front.

**Living Room** 5.46m x 3.48m (17' 11" x 11' 5") Feature fireplace with real flame gas fire, TV connections, French style doors to both conservatories, radiator, central heating thermostat, door to bedroom one.

**Dining Room** 4.22m x 3.35m (13' 10" x 11' 0") UPVC double glazed window to the front, radiator, door to garage, wall lighting, double doors through to bedroom two.

**Kitchen/Breakfast Room** 7.39m x 2.74m (24' 3" x 9' 0") An extensive fitted range of base and wall mounted units in a Beech style finish, single drainer stainless steel sink with mixer tap, ceramic tiled splashback, UPVC double glazed window to rear, gas fired @ 'Aga' stove, built-in combination oven and a conventional oven, five burner gas hob with extractor hood over, radiator, integrated dishwasher, washing machine and fridge/freezer, half glazed door to the side lobby.

**Side Lobby** 4.04m x 0.95m (13' 3" x 3' 1") With storage space, UPVC double glazed doors to the front and rear.

**Bedroom One** 4.24m x 3.73m (13' 11" x 12' 3") UPVC double glazed French style doors to the conservatory, large triple wardrobe, radiator, door to:

**Ensuite Bathroom** Fitted with a four piece white suite comprising a sealed shower enclosure with power shower and body jet system, modern panelled bath, pedestal wash hand basin and low level WC, fully tiled walls, shaver point with light, extractor fan and radiator.

**Bedroom Two** 4.27m x 3.70m (14' 0" x 12' 2") Radiator, two skylight windows, door to:

**Ensuite Bathroom** Fitted with a four piece white suite comprising large corner shower enclosure with dual head shower and body jets, modern panelled bath, pedestal wash hand basin and low level WC, fully tiled walls, skylight, radiator, extractor fan, mirror and light.

**Bedroom Three** 3.34m x 3.22m (10' 11" x 10' 7") Radiator, two roof windows, large double wardrobe.

**Bathroom** Fitted with a three piece white suite comprising modern panelled bath with mixer tap shower attachment and screen, pedestal wash hand basin and low level WC, fully tiled walls, extractor fan, radiator.

**Conservatory One** 3.47m x 3.27m (11' 5" x 10' 9") Part brick and UPVC double glazed with a Victorian style roof, power and lighting, radiator, double doors to the rear garden and further doors to bedroom one.

**Conservatory Two** 3.24m x 2.40m (10' 8" x 7' 10") UPVC double glazed construction, wall lighting, fitted carpet and blinds, double doors on to the rear garden.

Outside

**Front** Mainly paved for parking and driveway to the garage.

**Garage** 4.53m x 2.60m (14' 10" x 8' 6") With electric roller door, power and light connected, wall mounted gas fired boiler, personal door.

**Rear Garden** A sizeable and well screened garden, fully enclosed and laid mainly to lawn, well stocked flower and shrub borders, summer house, covered paved patio, external light and tap, metal garden shed, a large timber shed with power and a further UPVC storage shed.

**Notes** FREEHOLD.  
Council tax band is D - £2467.72 pa.  
No chain.



EPC

