

Energy Efficiency Rating	
Current Rating	Potential Rating
A	A
B	B
C	C
D	D
E	E
F	F
G	G
85	91

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measurements are approximate, not to scale.  
Illustration for identification purposes only.







- Stunning RIVERSIDE FOUR STOREY TOWNHOUSE
- Luxury Spacious Kitchen /Dining and Family Room.
- Top Floor Entertainment space to include enclosed Sun Room with Wrap around Terrace
- Three Bathrooms
- Beautiful RIVER VIEWS.
- 4/5 bedrooms. MASTER SUITE with Dressing Room and Ensuite
- Large Lounge leading out to Balcony with RIVER VIEWS
- Versatile Accommodation with ground floor Annex potential
- HIGH SPECIFICATION THROUGHOUT

**Ground Floor**

**Reception Hall**

Approached via entrance door to front aspect with glazed side panel, staircase rising to first floor landing, two radiators, two double built in cloak cupboards, under stairs storage cupboard with light connected, smoke detector. Doors leading off to bedrooms, shower room and utility room.

**Ground Floor Shower Room**

Fitted white suite comprising of fully tiled walk in double shower cubicle, low level WC and pedestal wash hand basin, radiator, extractor fan, shaver point and feature wall mirror.

**Ground Floor Bedroom Four**

5.0m x 2.82m (16' 5" x 9' 3"). French doors leading out to grassed seating / patio area, radiator, river views.

**Ground Floor Bedroom Five / Sitting Room**

5.01m x 2.79m (16' 5" x 9' 2"). French doors leading out to grassed seating / patio area, radiator, river views.

**Utility Room**

Inset sink unit, fitted water softener, plumbing for automatic washing machine, granite worksurface.

**First Floor**

**First Floor Landing**

Stair case rising to second floor landing, smoke detector, radiator. Doors leading off to Kitchen/Dining/Family Room and separate Lounge.

**Lounge**

5.77m x 4.74m. (18' 11" x 15' 7") French doors leading onto the balcony, window to rear aspect, two radiators, feature mirrored wall.

**Balcony**

Enclosed balcony with composite decked area offering views over the River Ouse.

**Kitchen / Dining/ Family Room**

7.20m x 5.76m (23' 7" x 18' 11") max. Window to front aspect and Juliet balcony to front aspect. A luxury fitted kitchen area with a comprehensive range of base and wall mounted cupboards, drawer units, granite worksurface and inset one and half bowl sink unit. A range of integrated appliances to include built in single oven, induction hob with extractor hood over, dishwasher and fridge freezer, waste disposal unit, large breakfast bar. Feature mirrored wall to the dining area.

**Second Floor**

**Second Floor Landing**

Stair case rising to top floor roof terrace. Built in double airing cupboard, radiator. Doors leading off to Master Suite, two further bedrooms and family bathroom.

**Master Suite**

**Master Bedroom**

5.75m x 3.73m (18' 10" x 12' 3") including dressing area.. Juliet balcony to rear aspect offering river views, radiator, feature panelled wall.

**Dressing Area**

Window to rear aspect offering river views. A range of fitted sliding door mirror fronted wardrobes extending the length of one wall plus a range of additional free standing wardrobes. Door to En Suite

**En Suite Shower Room**

Fitted white suite comprising of fully tiled walk in double shower cubicle, low level WC, pedestal wash hand basin, feature wall mirror, extractor fan.

**Bedroom Two**

3.79m x 3.57m (12' 5" x 11' 9"). Juliet Balcony to front aspect, feature mirror panelled wall, radiator.

**Bedroom Three**

3.77m x 2.09m (12' 4" x 6' 10")/ Window to front aspect, radiator

**Third Floor**

**Roof Terrace Sun Room**

6.23m x 3.00m (20' 5" x 9' 10"). Stairs opening up into the Sun room with sliding doors and French doors leading on the Wrap A Round entertainment Roof Terrace. There is a kitchen area with single drainer sink unit, base and wall cupboards and integrated fridge.

**Wrap Around Roof Terrace**

A large composite decked area extending to the front, side and rear of the property, with artificial lawn area, outside lighting, outside water tap. An impressive private entertainment area offering fantastic river views.

**Garage**

A single integral garage with up and over door, power and light connected with additional parking area to the front.

**Additional Information**

The property benefits from air conditioning units to the first and second floor and multizone heating. If you have any questions or would like to arrange a viewing appointment on the property please contact our St Neots office on (01480) 406400.

