



- Favoured Crosshall catchment
- Beautifully presented three bedroom family home
- Established gardens and single garage

- Walking distance to the town centre and Riverside Park
- Gas to radiator central heating with modern combi-boiler

ACCOMMODATION

PVCu door with storm canopy over to:

Hallway

staircase rising to the First Floor Landing, window to the front aspect

Kitchen

to comprise an array of wall mounted and base level storage cupboard units with fitted worksurfaces, inset stainless steel sink and drainer with mixer tap over and splashback wall tiling, integrated electric oven with 4 burner gas hob over and extractor, space for undercounter fridge and freezer, plumbing for automatic washing machine and dishwasher, wall mounted gas fired combination boiler (serving domestic hot water and central heating), ceramic tiled floor, part glazed door to the Garden, window to the front aspect

Sitting & Dining Room

a beautifully bright reception rooms with sliding doors leading to the Garden and a large picture window allowing the natural light to floor in, two radiators

First Floor Landing

window to the front aspect

Bedroom One

radiator, fitted single storage cupboard, laminate wood effect flooring, window to the rear aspect

Bedroom Two

radiator, two single width storage cupboards, laminate wood effect flooring, window to the rear aspect

Bedroom Three

radiator, laminate wood effect flooring, window to the front aspect

Bathroom

three piece contemporary white suite to comprise panel bath with shower over and glass screen, pedestal wash hand basin and concealed flush W.C, walls tiled to full height, frosted windows to the front and side aspects

Outside

a fully enclosed and established rear Garden, mainly laid to lawn with paved entertainment area and garden shed, gated side access leading through to the front of the property

low maintenance front Garden mainly laid to lawn with views across the town

Garage

single garage situated en-bloc with up and over door

Agents Notes

this is a FREEHOLD property, if you have any questions relating to the property or would like to arrange a viewing appointment, please call our St Neots office on 01480 406400

