

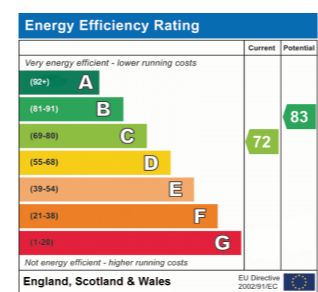


Beech Drive, St Ives PE27 6UB

£340,000



- No Forward Chain And Immediate Vacant Possession
- Versatile Three/Four Bedroom Accommodation
- Living Room And Sitting/Dining Room
- Ground Floor Bathroom And Cloakroom
- Detached Garage And Driveway
- Wonderful Mature Plot
- Extended And Flexible Accommodation
- Cul De Sac Position
- Highly Desirable Location



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Approximate Gross Internal Area = 116.4 sq m / 1253 sq ft  
Workshop / Garage = 29.6 sq m / 319 sq ft  
Total = 146.0 sq m / 1572 sq ft



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. (ID1079021)  
Housepix Ltd



## UPVC Double Glazed Door To

### Entrance Porch

Coving to ceiling, double glazed window to front aspect, coats hanging area, tiled flooring, door to

### Sitting/Dining Room

13' 6" x 12' 11" (4.11m x 3.94m)

A double aspect room with double glazed window to front aspect and double glazed French doors to side aspect, coving to ceiling, radiator, tiled flooring, door to **Kitchen/Breakfast Room** and archway through to

### Inner Hall

Coving to ceiling, tiled flooring, .

### Living room

13' 5" x 12' 9" (4.09m x 3.89m)

Double glazed picture style window to front aspect, coving to ceiling, radiator, understairs storage recess, feature central cast iron fireplace with timber surround.

### Lobby

Radiator, stairs to first floor.

### Dining Room/Bedroom 4

12' 2" x 9' 2" (3.71m x 2.79m)

Double glazed window to rear aspect, coving to ceiling, radiator, built in cupboard, tiled flooring.

### Kitchen/Breakfast Room

15' 8" x 14' 8" (4.78m x 4.47m)

Two double glazed windows to rear aspect and UPVC double glazed door to rear, fitted in a range of base and wall mounted units, complementing work surfaces, drawer units, complementing tiling, stainless steel one and a half bowl single drainer sink unit with mixer tap, integrated electric oven and hob with cooker hood over, wall mounted gas fired central heating boiler, space and plumbing for washing machine and dishwasher, space for fridge freezer, coving to ceiling, tiled flooring.

### Cloakroom

Double glazed window to side aspect, fitted in a two piece suite comprising low level WC, wash hand basin, radiator, tiled flooring.

## Family Bathroom

Double glazed window to rear aspect, fitted in a four piece suite comprising low level WC, wash hand basin, panel bath, shower cubicle, complementing tiling, radiator, coving to ceiling, tiled flooring.

## First Floor Landing

Double glazed window to side aspect, access to loft space, linen cupboard.

## Bedroom 1

13' 3" x 12' 11" (4.04m x 3.94m)

Double glazed window to front aspect, coving to ceiling, radiator.

## Bedroom 2

10' 2" x 7' 4" (3.10m x 2.24m)

Double glazed window to rear aspect, coving to ceiling, radiator, built in wardrobe with hanging and shelving.

## Bedroom 3/Study

8' 8" x 6' 6" (2.64m x 1.98m)

Double glazed window to rear aspect, coving to ceiling, radiator, eaves storage cupboard, restricted head height.

## Outside

A block paved driveway at the side of the property provides off road parking for a number of vehicles leading to the **Detached Garage** currently divided into two areas with personal door to the **Workshop** measuring 14' 4" x 11' 8" (4.37m x 3.56m) with power and lighting. A door leads through to the **Office/Store Room** measuring 12' 6" x 7' 5" (3.81m x 2.26m) with window to side aspect. The front garden is enclosed by low level brick walling with lavender borders and pathway to the entrance door. The rear garden is generously proportioned and laid to lawn with mature planting, store and enclosed by a combination of brick walling, panel fencing and mature hedging.

## Tenure

Freehold

Council Tax Band - C

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