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## 19 Holly Blue Close, Little Paxton, St Neots PE19 6TD Offers in Excess of £350,000

- IMMACULATE THROUGHOUT.
- GENEROUS REAR GARDEN.
- KITCHEN WITH INTEGRATED APPLIANCES.
- OPEN GREEN AREA TO THE FRONT.
- GARAGE.
- FOUR DOUBLE BEDROOMS.

### Introduction

A beautifully presented END TERRACE TOWNHOUSE situated on the edge of this popular development. With open views over a green to the front and an UNUSUALLY GENEROUS GARDEN at the rear this property needs to be seen!

In brief the property offers a KITCHEN DINING ROOM with integrated appliances, LOUNGE with French doors to the garden, FOUR DOUBLE BEDROOMS, "Jack & Jill" En-Suite, family Bathroom and ground floor W.C.

The manicured, enclosed garden is lovely and a good size for the development and has gated pedestrian access to the Garage and parking.

At the rear there is a single GARAGE & PARKING SPACE with the advantage of a personal door from the Garage into the Garden.

### Ground Floor

#### Accommodation

Door to

#### Entrance Hall

stairs to the First Floor Landing, radiator

#### Cloakroom/W.C

refitted and half tiled, W.C, vanity unit with wash hand basin, frosted window, radiator

#### Kitchen Diner

5.61m x 2.65m (18' 5" x 8' 8") full height window to front aspect offering views over the green and woodland, base and wall mounted units offering ample storage space with under lighting to wall units, work surface with inset one and half bowl single drainer stainless steel sink unit, tiled splash backs, integrated appliances to include fridge freezer, dishwasher, washing machine, gas hob with extractor hood over and electric oven, tiled floor, radiator

#### Lounge

5.52m x 3.43m (18' 1" x 11' 3") dual aspect with windows to side and rear aspect and French doors leading out to the rear garden, TV point, radiator.

### First Floor

#### First Floor Landing

stairs to the Second Floor Landing, airing cupboard

#### Bedroom Two

5.55m x 3.43m (18' 3" x 11' 3") French doors to Juliette balcony to rear aspect, radiator

#### Bedroom Three

4.95m x 3.35m (16' 3" x 11') French doors to Juliette balcony to front aspect, window to the front aspect, radiator

#### Shower Room

refitted and fully tiled, large shower, vanity unit with wash basin, W.C, towel radiator

### Second Floor

#### Second Floor Landing

radiator

#### Bedroom One

4.94m x 3.37m (16' 2" x 11' 1") French doors to Juliette balcony to front aspect, window to the front aspect, built in double wardrobe, TV point, radiator, door to "Jack and Jill" bathroom

#### Bathroom

"Jack and Jill" bathroom accessed via Bedroom One or the Second Floor Landing, bath with mixer tap and shower, W.C, pedestal wash basin, tiled floor, towel radiator

#### Bedroom Four

5.55m x 2.83m (18' 3" x 9' 3") window to rear and side aspect, radiator, loft access

### Outside

#### Garden

situated in this quiet pedestrianized area with an open outlook to the front overlooking the green and woodland. The generous rear garden is fully enclosed and laid to lawn with flower and shrub borders and a patio area. There is side gated access which leads to the Garage and parking and a personal door into the Garage

#### Garage

a single Garage with up and over door, personal door into the rear Garden

