



St Johns Close, Needingworth PE27 4TT

Guide Price £279,995

- Established Family Home
- Three Bedrooms
- Generous Kitchen/Dining Room
- Re-Fitted Family Bathroom
- Gas Radiator Heating
- Ample Driveway With Provision For Three + Vehicles
- Single Garaging

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		88
(69-80) C		
(55-68) D	69	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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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. (ID1133322)
Housepix Ltd



Glazed UPVC Panel Door To

Entrance Hall

6' 0" x 5' 5" (1.83m x 1.65m)

Stairs to first floor, double panel radiator, laminate flooring, inner door to

Kitchen/Dining Room

16' 5" x 11' 4" (5.00m x 3.45m)

A light open plan space sub-divided with a peninsular unit and fitted in a range of base and wall mounted cabinets with complementing work surfaces and tiling, glass fronted display cabinet, single drainer one and a half bowl resin sink unit with mono bloc mixer tap, wall mounted gas fired central heating boiler serving hot water system and radiators, appliance spaces, understairs storage cupboard, double panel radiator, porcelain floor tiling, integral double electric oven and gas hob with suspended extractor fitted above, coving to ceiling.

Sitting Room

16' 5" x 10' 10" (5.00m x 3.30m)

UPVC French doors accessing garden terrace, TV point, telephone point, two double panel radiators, coving to ceiling, wall light points, laminate flooring.

First Floor Galleried Landing

Access to insulated loft space, over-stairs storage cupboard.

Principal Bedroom

15' 1" x 8' 10" (4.60m x 2.69m)

UPVC window to garden aspect, double panel radiator, storage units, cupboards and wardrobe ranges, eaves storage cupboard.

Bedroom 2

8' 10" x 8' 0" (2.69m x 2.44m)

UPVC window to front aspect, double panel radiator.

Bedroom 3

7' 11" x 7' 9" (2.41m x 2.36m)

UPVC window to front aspect, double panel radiator.

Family Bathroom

6' 10" x 5' 7" (2.08m x 1.70m)

Re-fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap, panel bath with mixer tap shower, full ceramic tiling, chrome heated towel rail, UPVC window to front aspect.

Outside

The rear garden is pleasantly arranged with an extensive paved terrace, areas of lawn, shrub stocks and timber shed. The garden is enclosed by a combination of panel fencing and mature screening offering a good degree of privacy. There is a **Single Garage** with single electrically operated roller door with an extensive driveway giving provision for several vehicles with a lawned frontage enclosed by evergreen hedging.

Buyers Information

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

Tenure

Freehold

Council Tax Band - C

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