

Energy Efficiency Rating	
Current	Potential
78	66
Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	(91-100)
B	(81-90)
C	(69-80)
D	(55-68)
E	(45-54)
F	(31-44)
G	(1-30)
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Illustration for identification purposes only.
measurements are approximate, not to scale.
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5 Sunnybank, St Neots, Cambridgeshire PE19 1SF Guide price £430,000

- EXTENDED FOUR BEDROOM FAMILY HOME
- Utility Room and Separate Cloakroom / WC
- Refitted Family Bathroom
- Versatile Accommodation over both floors
- Walking distance of Primary and Secondary Schooling
- Luxury refitted and extended Kitchen Diner
- En Suite Shower Room to Bedroom One
- Off Road parking to front
- Ideal for the growing family
- Close to the Railway Station and Priory Park

Ground Floor

Entrance Hall

Approached via Double Glazed entrance door . An L shaped reception hall with two fitted radiators, double glazed window to front aspect, coving to ceiling, inset lighting, staircase rising to first floor landing with storage cupboards under. Doors leading to Cloakroom/WC, Lounge and Kitchen Diner.

Downstairs Cloakroom /WC

Fitted white suite comprising of low level WC, and corner wash hand basin, heated towel rail, extractor fan.

Lounge

4.14m x 3.48m (13' 7" x 11' 5") Double Glazed window to front aspect with fitted window blinds, radiator, television point, feature fireplace with fitted log burner.

Kitchen Diner

8.15m x 4.67m (26' 9" x 15' 4") A spacious 'L' shaped Kitchen Diner / Breakfast room with double glazed French doors with fitted window blinds leading out to the rear garden and double glazed window to rear aspect. A luxury refitted kitchen comprising of inset single drainer sink unit with cupboards under. A comprehensive range of base and wall mounted cupboards, offering ample storage space, incorporating drawer units and pan drawers, underlighting to wall units, glass fronted wall mounted display cabinets, space for American style fridge freezer, Integrated Induction Hob with extractor hood over, integrated eye level double oven, tiled splash back surrounds, spot lighting to ceiling. Door to Utility Room

Utility Room

Inset single drainer stainless steel sink unit with cupboards under, base storage cupboards, plumbing for dishwasher and plumbing for washing machine, extractor fan.

First Floor

First Floor Landing

Access to main loft space housing central heating boiler with fitted loft ladder, coving to ceiling. Doors leading off to Bedrooms and family bathroom.

Bedroom One

4.47m x 2.57m (14' 8" x 8' 5") Double glazed window to front aspect with fitted window blinds, radiator. Door to En Suite Shower Room.

En Suite Shower Room

Fitted white suite comprising of low level WC, Vanity wash hand basin, fully tiled shower cubicle, heated towel rail, sunken ceiling lighting, Second loft access.

Bedroom Two

4.14m x 3.10m (13' 7" x 10' 2") Double glazed window to front aspect with fitted window blind, radiator.

Bedroom Three

3.45m x 2.82m (11' 4" x 9' 3") Double glazed window to rear aspect, coving to ceiling, radiator, built in airing cupboard housing hot water cylinder.

Bedroom Four / Study

3.12m x 2.18m (10' 3" x 7' 2") Double glazed window to front aspect with fitted window blinds, radiator.

Family Bathroom

Double glazed window to rear aspect. Refitted white suite comprising of large bath, vanity wash hand basin, low level WC, tiled splash backs, heated towel rail, sunken ceiling lighting.

Outside

The front has been block paved to offer off road parking for two cars.

The rear garden is full fenced enclosed with two paved patio areas, artificial lawn area, raised flower beds, flower and shrub borders. A large timber workshop / storage shed.

Agents Notes

This property is conveniently situated within walking distance both primary and secondary schools, the mainline station, Priory Park and amenities.

To arrange a view please call Peter Lane and Partners, St Neots Office on (01480) 406400.

