

Country	Current	Previous
Very energy efficient – lower planting costs	A	(80+)
Very energy efficient – lower planting costs	B	(61-80)
Very energy efficient – lower planting costs	C	(60-80)
Very energy efficient – lower planting costs	D	(35-60)
Very energy efficient – lower planting costs	E	(35-60)
Very energy efficient – lower planting costs	F	(21-35)
Very energy efficient – lower planting costs	G	(11-20)
England, Scotland & Wales	74	77







- PRIME NON-ESTATE LOCATION.
- FOUR RECEPTION ROOMS.
- DOUBLE GARAGE & AMPLE PARKING.
- UNDERFLOOR HEATING.

- FOUR DOUBLE BEDROOMS, THREE WITH EN-SUITE.
- SOUTH FACING GARDEN.
- WALKING DISTANCE TO ST NEOTS GOLF CLUB.
- NO FORWARD CHAIN.



#### Ground Floor

##### Accommodation

Door to

##### Entrance Hall

tiled floor, window to the side aspect, part glazed double doors to the Sitting Room

##### Reception Hall

stairs to the First Floor Landing, Karndean flooring, under stairs storage cupboard, cloaks cupboard, part glazed double doors to the Sitting Room

##### Cloakroom

W.C., wash hand basin, frosted window, Karndean flooring

##### Family Room

window to the front aspect with fitted shutters, Karndean flooring, TV point

##### Utility Room

base and eye level cupboards, work surface with stainless steel single drainer sink unit, plumbing for washing machine, space for tumble dryer, tiled floor, gas fired boiler, part glazed door to the side

##### Study

window to the rear aspect

##### Sitting Room

Bi-fold doors to the rear aspect opening onto the patio area, window to the side aspect, exposed beam, ceiling spot lighting and integrated speakers, TV point

##### Dining Room

window to the front aspect with fitted shutters, Karndean flooring, ceiling spot lighting, double doors to the Kitchen Breakfast Room

##### Kitchen Breakfast Room

base and eye level cupboards with under cupboard lighting, drawer units, Marble work surfaces with stainless steel one and half bowl sink inset, dresser style unit with wine rack, Britannia duel fuel range with six burner gas hobs, two electric ovens and extractor over, integrated combination microwave oven and dishwasher, space for American style fridge freezer, Island with breakfast bar and table with cupboards and wine rack under wooden work surface, tiled floor, windows to the rear and side aspect, ceiling spot lighting and pendant lights over Island, part glazed door to the side



#### First Floor

##### Landing

built in cupboard

##### Primary Bedroom

window to the rear aspect, exposed beam, fitted wardrobes and dressing table

##### En-Suite Bathroom

spa bath, large shower enclosure with rain shower, pedestal wash basin, W.C., rooflight window, towel radiator, tiled floor

##### Guest Bedroom

window to the front aspect with fitted shutters, exposed beam, walk-in wardrobe

##### En-Suite Shower Room

corner shower enclosure, pedestal wash basin, W.C., towel radiator, tiled floor

##### Bedroom Three

window to the front aspect with fitted shutters, exposed beam, built in wardrobe, door to "Jack & Jill" Bathroom

##### Bedroom Four

window to the front aspect, loft access

##### "Jack & Jill" Bathroom

bath, corner shower enclosure, pedestal wash basin, W.C., towel radiator, tiled floor, frosted window, door to Bedroom Three

#### Outside

##### Parking

a block paved driveway allowing off road parking for around five vehicles

##### Double Garage

a detached DOUBLE GARAGE with electric remote controlled up and over door, open eaves storage space, power, light and personal door to the side

##### Rear Garden

fully enclosed and SOUTH FACING, laid mainly to lawn with various flower and shrub borders. There is a large full width patio adjacent to the house with raised flower and shrub beds and steps up the the lawn. Outside lighting and tap. In the top left corner there is a timber garden shed and prefabricated building ideal for storage but with potential to create a games room or home office

