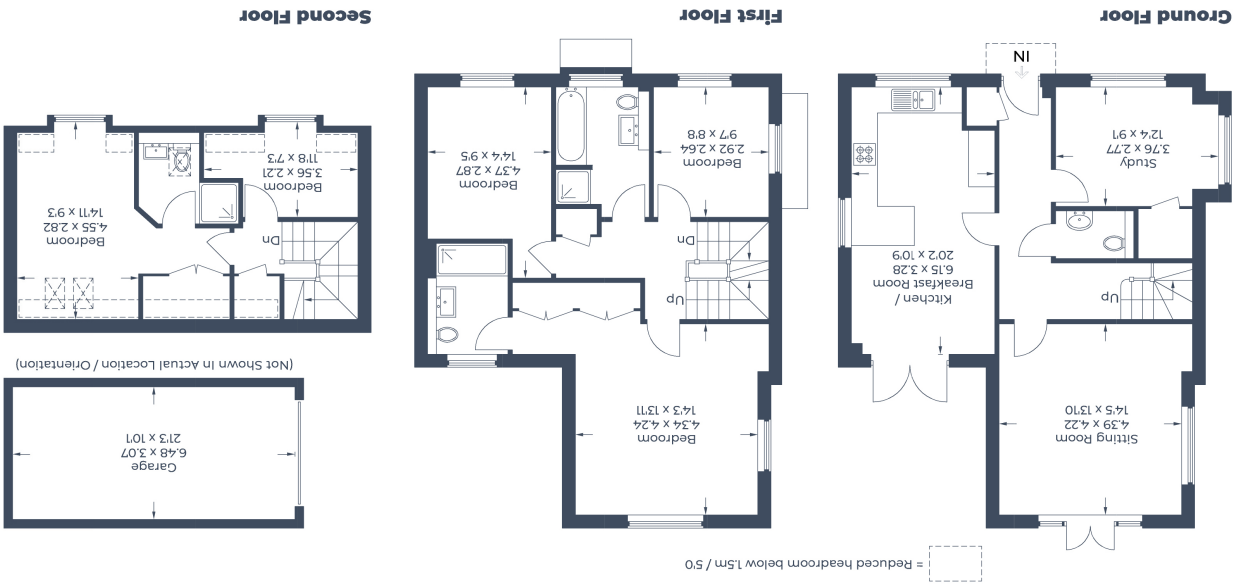


Energy Efficiency Rating	
Current	Potential
86	93
Very energy efficient - lower running costs	
A	
(92+)	
B	
(81-91)	
C	
(69-80)	
D	
(55-68)	
E	
(49-54)	
F	
(39-48)	
G	
(1-38)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Illustration for identification purposes only.
measurements are approximate, not to scale.
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Approximate Cross Internal Area
Ground Floor = 65.8 sq m / 708 sq ft
First Floor = 63.9 sq m / 688 sq ft
Second Floor = 34.3 sq m / 369 sq ft
Garage = 19.8 sq m / 213 sq ft
Total = 183.8 sq m / 1,978 sq ft





59 Ailwyn Road, St Neots, Cambridgeshire PE19 0AS

£580,000

- FOR SALE WITH NO FORWARD CHAIN.
- FOUR or FIVE BEDROOMS.
- TWO SEPARATE RECEPTION ROOMS.
- GARAGE & DRIVEWAY FOR TWO CARS.
- BALANCE OF NHBC REMAINING.
- ENERGY RATING B.

- DESIRABLE NEW DEVELOPMENT WITHIN WALKING DISTANCE OF ST NEOTS MAINLINE STATION.
- KITCHEN DINING ROOM WITH INTEGRATED APPLIANCES.
- STUNNING PRINCIPAL BEDROOM WITH VAULTED CEILING.
- BUILT BY CALA HOMES IN 2021.
- 1786 SQFT / 166 SQM.

Introduction.

A generously proportioned THREE STOREY DETACHED HOUSE with FOUR or FIVE BEDROOMS.

Situated on this desirable modern development situated on the outskirts of St Neots and WITHIN WALKING DISTANCE TO ST NEOTS MAINLINE TRAIN STATION. Built in 2021 by Cala Homes and offered for sale with NO FORWARD CHAIN. In brief, the ground floor has a large KITCHEN DINING ROOM with integrated appliances and French doors to the garden. There are also two reception rooms.

On the first floor there is a STUNNING PRINCIPAL BEDROOM with vaulted ceiling, huge picture window, BUILT IN WARDROBES and an EN-SUITE SHOWER ROOM. Also on this floor there are two further bedrooms and a Family Bathroom.

The second floor has a generous GUEST BEDROOM with wardrobes and an En-Suite Shower Room. The FIFTH BEDROOM or DRESSING ROOM is also found on the second floor.

The REAR GARDEN is WEST FACING with a driveway for TWO VEHICLES. There is a SINGLE GARAGE with electric roller door, power & light connected.

Ground Floor

Accommodation

Door to

Entrance Hall

radiator, cloaks cupboard, stairs to the First Floor Landing

Cloakroom

W.C, wash hand basin, radiator

Study or Family Room

windows to the front and side aspect, radiator, built in under stairs cupboard

Sitting Room

French doors to the rear garden, window to the side aspect, radiator, TV point

Kitchen Dining Room

base and eye level cupboards, drawer units, work surfaces with stainless steel one and a half bowl sink unit, integrated double oven, 5 burner gas hob with extractor, fridge freezer, washing machine and dishwasher, breakfast bar, cupboard housing gas fired boiler, windows to the front and side aspect, French doors to the rear garden, radiator

First Floor

First Floor Landing

stairs to the Second Floor Landing, airing cupboard with hot water cylinder

Bedroom One

vaulted ceiling, tall feature window to the rear aspect, window to the side aspect, radiator, two built in double wardrobes

En-Suite Shower Room

large walk-in shower, wash basin, W.C, frosted window, towel radiator

Bedroom Two

windows to the front and side aspect, radiator

Bedroom Three

window to the front aspect, radiator

Bathroom

bath with mixer tap and hand held shower attachment, fully tiled shower, W.C, wash basin, frosted window, towel radiator

Second Floor

Second Floor Landing

built in cupboard

Bedroom Four

window to the front aspect, two roof-light windows, built in double wardrobe, radiator

En-Suite Shower Room

fully tiled shower, W.C, wash basin, roof-light window, towel radiator

Dressing Room or Bedroom Five

window to the front aspect, radiator

Outside

Garden

a fully enclosed rear garden, laid to lawn with patio area and gated pedestrian access to the driveway and Garage

Garage & Parking

a driveway for two vehicles. The Garage has a remote controlled electric roller door, power & light connected

