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Mayfair Office

- Extended Family Home
- Re-Fitted Bathroom Suite
- Double Garaging And Large Driveway
- Walking Distance Of Railway Station

- Re-Fitted Kitchen
- Landscaped South Facing Garden
- Desirable Estate Location
- Arguably One Of The Largest Plots On Stukeley Meadows



UPVC Double Glazed Timber Effect Composite Door To

Entrance Hall

Stairs to first floor, alarm control system Nest central heating control, wall light points, Italian ceramic tiling.

Sitting Room

18' 8" x 11' 10" (5.69m x 3.61m)
UPVC double glazed bay window to front aspect with bespoke made to measure wooden shutters, radiator, TV point, telephone point, quality laminate flooring, door to

Dining Room

11' 2" x 9' 10" (3.40m x 3.00m)
UPVC double glazed sliding patio doors to rear aspect, radiator, wall light points, coving to ceiling, quality laminate flooring.



Kitchen/Breakfast Room

15' 1" x 9' 6" (4.60m x 2.90m)
Re-fitted in a range of base and wall mounted units with complementing granite work surfaces, inset one and a half bowl sink unit with mixer tap, space for range style cooker with stainless steel chimney style extractor fan over, integral wine rack, pan drawers, integrated automatic dishwasher, space for fridge freezer, complementing tiling, radiator, UPVC double glazed window to rear aspect.



Cloakroom

Re-fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin, Italian ceramic tiling, UPVC double glazed window to front aspect, radiator.

Study

8' 6" x 8' 2" (2.59m x 2.49m)
UPVC double glazed window to side aspect, tiled flooring, internal door to

Utility Room

7' 7" x 6' 11" (2.31m x 2.11m)
Fitted in a range of base units with complementing work surfaces and tiling, stainless steel single drainer sink unit with mixer tap, radiator, UPVC double glazed window to rear aspect, wall mounted central heating Combi boiler serving hot water system and radiators, UPVC double glazed panel door to side aspect.



First Floor Landiing

UPVC double glazed window to side aspect, access to loft space, alarm control system.

Principal Bedroom

13' 1" x 12' 10" (3.99m x 3.91m)
UPVC double glazed bay window to front aspect with made to measure wooden blinds, radiator, TV point, telephone point, free-standing wardrobe with glass mirror doors, hanging and shelving.

En Suite Shower Room

Fitted in a three piece suite comprising shower cubicle with independent rain shower over and folding glass shower screen, low level WC, wash hand basin, Italian marble effect tiling, heated towel rail, UPVC double glazed window to side aspect, recessed down lighters, Italian marble floor tiling.

Bedroom 2

12' 10" x 9' 10" (3.91m x 3.00m)
UPVC double glazed window to rear aspect, radiator, double built in wardrobe with sliding mirror doors, hanging and shelving.

Bedroom 3

10' 2" x 6' 7" (3.10m x 2.01m)
UPVC double glazed window to rear aspect, radiator.

Bedroom 4

10' 2" x 6' 7" (3.10m x 2.01m)
UPVC double glazed window to front aspect with bespoke made to measure blinds, radiator.

Family Bathroom

Re-fitted in a four piece contemporary white suite comprising panel bath, double walk in shower cubicle with independent rain shower, low level WC, wall mounted wash hand basin, complementing tiling, recessed down lighters, UPVC double glazed window to side aspect, heated towel rail, tiled flooring.

Outside

The frontage has an extensive brick paviour drive way giving parking for numerous vehicles accessing the **Double Garage** with electrically operated roller doors, power, lighting and private door to the rear. The rear garden is pleasantly arranged and landscaped with an extensive paved terrace, shaped lawns edged in timber sleepers with constructed planters, a selection of ornamental trees and shrubs, timber pergola, electric awning, outside tap and lighting. Enclosed by a combination of panel fencing and mature screening offering a good degree of privacy.

Tenure

Freehold
Council Tax Band - D

