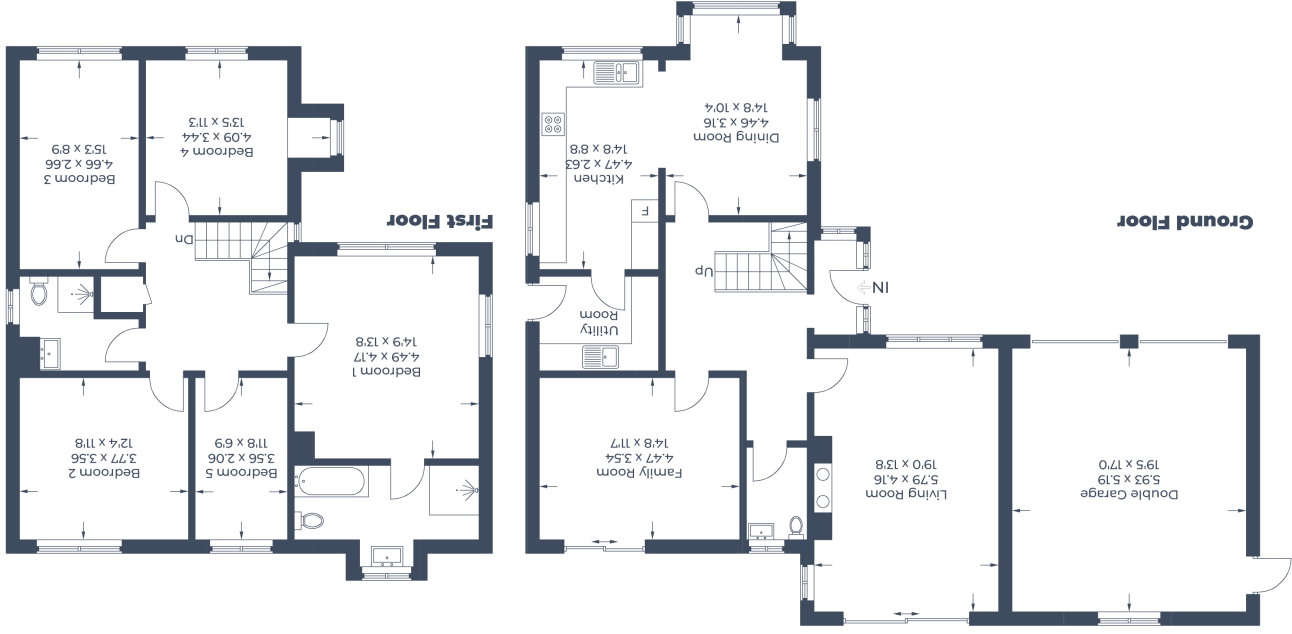


Energy Efficiency - higher ratings code	
A	92-100
B	81-91
C	69-80
D	55-68
E	39-54
F	13-38
G	1-12

Energy Efficiency - lower ratings code	
89	89-91
95	92-95



Approximate Gross Internal Area
 Ground Floor = 93.6 sq m / 1,007 sq ft
 First Floor = 91.7 sq m / 987 sq ft
 Garage = 30.5 sq m / 328 sq ft
 Total = 215.8 sq m / 2,322 sq ft

Illustration for identification purposes only.
 measurements are approximate, not to scale.
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34 The Green, Eltisley, St Neots, Cambridgeshire PE19 6TG £780,000

- FIVE BEDROOMS with EN-SUITE BATHROOM to Bedroom One.
- KITCHEN BREAKFAST ROOM.
- DOUBLE GARAGE.
- ENERGY EFFICIENT SOLAR PANELS & AIR-SOURCE HEAT PUMP.
- TWO RECEPTION ROOMS.
- UTILITY ROOM.
- GATED DRIVEWAY.
- EV CHARGER.

INTRODUCTION

A well presented, detached house situated at the end of a private cul-de-sac with views of Eltisley Village green.

Offering light and spacious accommodation to include FIVE BEDROOMS, TWO RECEPTION ROOMS and a generously proportioned KITCHEN BREAKFAST ROOM. There is also a UTILITY ROOM and full EN-SUITE BATHROOM.

The property occupies a lovely plot, with a GATED DRIVEWAY, EV CHARGER and DOUBLE GARAGE, and is found at the end of a private cul-de-sac.

Rated highly for Energy Efficiency this property benefits from electricity generated by Solar Panels and an Air Source Heat Pump for the radiator central heating system.

A highly sought after Village location within 14 miles of central Cambridge, 5 miles to St Neots mainline train station and 10 miles to Sandy train station. The Village has a public house "The Eltisley", Newton Primary School and Bluebell Day Nursery, a Church and The Cade Pavilion for private hire.

Ground Floor

Accommodation

Storm porch with door to

Entrance Hall

stairs to the First Floor Landing, parquet flooring, coved ceiling, two radiators, under stairs storage area

Cloakroom

W.C, pedestal wash basin, towel radiator, frosted window

Lounge

full height window to the front aspect, sliding patio doors to the rear garden, fireplace with wood burning stove, TV point, window to the rear aspect, radiator, laminate wood flooring

Family Room or Dining Room

sliding patio doors to the rear garden, parquet flooring, coved ceiling, radiator

Kitchen Breakfast Room

a fitted kitchen comprising base and eye level cupboards, drawer units, work surfaces with tiled splash backs, stainless steel one and a half bowl sink unit, space for range style oven with electric cooker point, integrated dishwasher, coved ceiling, window to the front and side aspect, tiled floor

Breakfast Room

full height bay with windows to the front aspect, window to the side aspect, parquet flooring, coved ceiling, radiator

Utility Room

base and eye level cupboards, work surface with stainless steel single drainer sink unit, plumbing for washing machine, tiled floor, radiator, glazed door to the side

First Floor

First Floor Landing

galleried with window to the front aspect, radiator, loft access, airing cupboard with hot water cylinder

Bedroom One

windows to the front and side aspect, radiator

En-Suite Bathroom

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

Bedroom Two

window to the rear aspect, radiator

Bedroom Three

window to the front aspect, radiator

Bedroom Four

window to the rear aspect, radiator

Bedroom Five

window to the front aspect, box-bay window to the side aspect, radiator

Shower room

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

Outside

Garden

gated driveway for parking up to five vehicles leading to the Double Garage and EV CHARGER. The front garden is laid mainly to lawn with established flower and shrub borders, three apple trees and mature hedgerow.

The rear garden is fully enclosed, laid mainly to lawn with a large Veranda covered patio area, herbaceous borders, outside lighting and tap and gated pedestrian access to the front garden. There are double gates beside the Double Garage to a paved area allowing further discreet parking.

Double Garage

independent up and over doors, power, light, window to the rear aspect, personal door to the side

