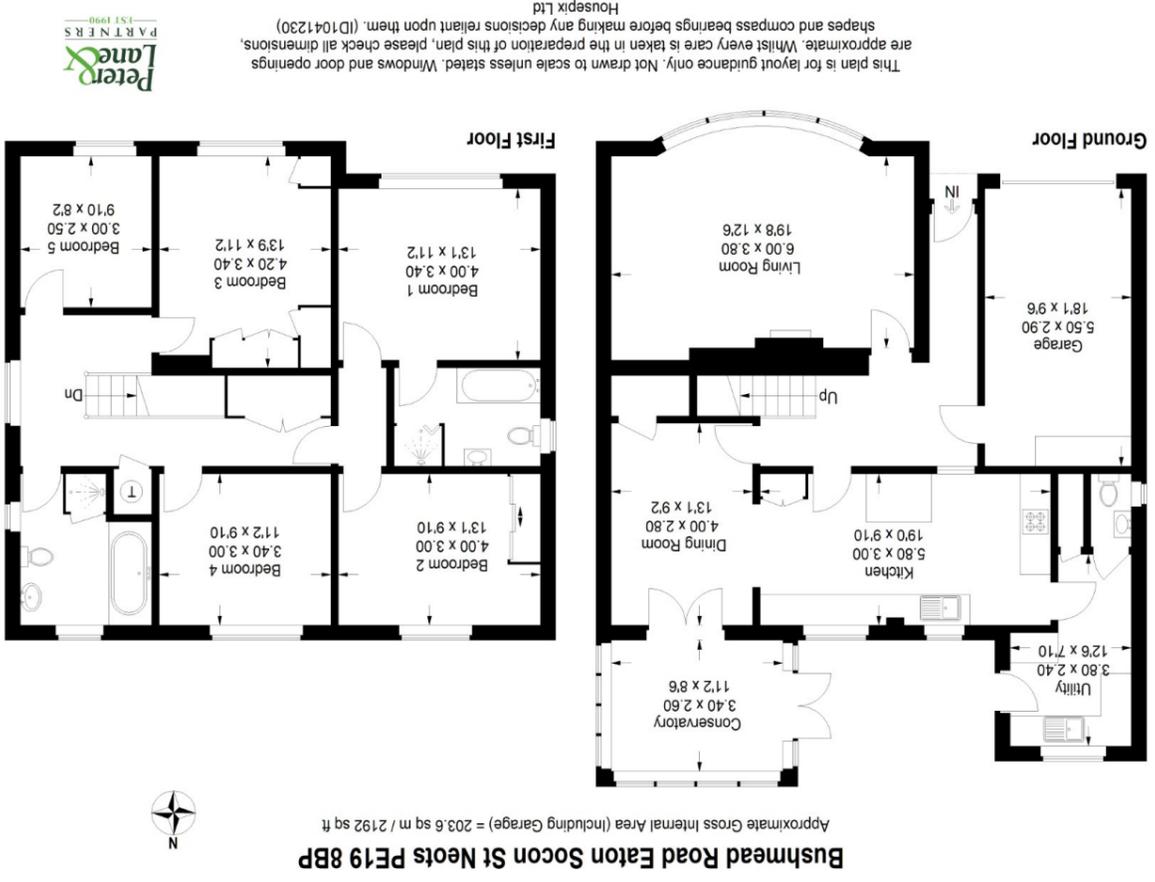


Energy Efficiency Rating	
Current Rating	Potential Rating
A	A
B	A
C	A
D	A
E	A
F	A
G	A

Very energy efficient - lower running costs (90-100)
 More energy efficient - lower running costs (79-89)
 Decent energy efficiency - lower running costs (69-78)
 Average energy efficiency - lower running costs (55-68)
 Below average energy efficiency - higher running costs (45-54)
 Poor energy efficiency - higher running costs (35-44)





- A Stunning FIVE DOUBLE BEDROOM EXTENDED detached home
- Separate Lounge, Dining Room and Conservatory
- Four piece REFITTED family bathroom
- Large Utility room & Downstairs Cloakroom
- Good size front garden & Private established rear Garden
- Private and NON ESTATE Location
- Luxury REFITTED Kitchen Breakfast Room
- Luxury Four piece En-Suite Bathroom
- Garage and additional parking
- MUST BE VIEWED INTERNALLY

Ground floor

Recessed Entrance Porch

Outside porch light. Double glazed entrance door leading to entrance hall

Entrance Hall

A spacious 'L' shaped entrance hall, coving to ceiling, radiator, dimmer switch, stair case rising to first floor landing, Karndean flooring. Doors leading off to Lounge, Dining Room, Kitchen and Garage.

Lounge

6.04m x 3.832m (19' 10" x 12' 7"). Large double glazed bow window to front aspect, feature fireplace with fitted real flame effect gas fire, two radiators, coving to ceiling, wall lights, television point, Karndean wood effect flooring.

Dining Room

4.146m x 2.873m (13' 7" x 9' 5"). Double glazed French doors leading through to Conservatory, coving to ceiling, sunken ceiling spot lighting, radiator, large walk in under stairs storage cupboard, Karndean flooring

Kitchen Breakfast room

5.603m x 3.018m (18' 5" x 9' 11"). A stunning refitted Kitchen Breakfast room with two double glazed windows to rear aspect overlooking the rear garden. Inset single drainer sink unit with cupboards under, a comprehensive range of base and wall mounted cupboards incorporating drawer units offering ample storage space, pull out larder unit, large fitted breakfast table, complimentary Quartz worksurface, space for range cooker, tiled flooring, sunken halogen spot lighting to ceiling. Door to Utility Room.

Utility Room

3.972m x 2.495m (13' 0" x 8' 2"). Double glazed window to rear aspect and double glazed door leading out to the rear garden. Inset single drainer sink unit with cupboards under, a range of base and wall mounted storage cupboards, plumbing for automatic washing machine and dishwasher, space for American style fridge freezer, tiled splash back surrounds, large walk in storage cupboard, Door to downstairs cloakroom/WC.

Downstairs Cloakroom / WC

Double glazed window to side aspect, fitted white suite comprising of low level WC, vanity wash hand basin, tiled walls and tiled floor, radiator.

Conservatory

3.542m x 2.577m (11' 7" x 8' 5"). Being of brick base construction with double glazed windows and French doors leading out the rear garden, radiator, tiled floor, wall lights.

First Floor

First floor landing

Galleried landing with double glazed window to side aspect, access to insulated and boarded loft space with pull down loft ladder, coving to ceiling, built in airing cupboard housing Megafow water cylinder, large built in double wardrobe with fitted hanging rail. Doors leading of to Bedrooms and Bathroom.

Bedroom One

4.106m x 3.422m (13' 6" x 11' 3"). Double glazed window to front aspect, radiator, coving to ceiling, wall lights. Door to en-suite bathroom.

En Suite Bathroom

2.92m x 2.019m (9' 7" x 6' 7"). Double glazed window to side aspect. Fitted four piece white suite comprising of low level WC, side panelled bath with shower attachment over, fully tiled double shower cubicle, vanity wash hand basin, coving to ceiling, heated towel rail, tiled floor, extractor fan, Karndean flooring

Bedroom Two

4.410m x 2.849m (14' 6" x 9' 4"). Double glazed window to rear aspect, fitted triple wardrobe offering hanging and shelved storage, radiator, coving to ceiling.

Bedroom Three

4.09m x 3.351m (13' 5" x 11' 0"). Double glazed window to front aspect, a range of fitted bedroom furniture extending two walls comprising of wardrobes and bridging storage units, radiator.

Bedroom Four

3.409m x 3.019m (11' 2" x 9' 11"). Double glazed window to rear aspect, radiator.

Bedroom Five

2.941m x 2.555m (9' 8" x 8' 5"). Double glazed window to front aspect, coving to ceiling, radiator.

Family Bathroom

2.874m x 2.574m (9' 5" x 8' 5"). Double glazed windows to side and rear aspect. A refitted four piece white suite comprising of side panelled bath with shower attachment over, fully tiled shower cubicle, low level WC, vanity wash hand basin, tiled floor, fully tiled walls, heated towel rail, radiator, extractor fan, Karndean flooring.

Outside

Garden

A good size front garden, screened by mature trees and hedgerow. There is a lawn area with flower and shrub borders and beds and a driveway leading to the garage which offers additional off road parking. The rear garden is established, private and fully enclosed, with lawn area, flower and shrub borders, patio area, 10' x 8' Summer house, large storage shed and side access.

Garage

A brick built integral garage with roller shutter door, power and light connected, wall mounted central heating boiler. Door into hallway.

Agents Notes

If you have any further questions or would like to arrange a viewing on the property please contact the St Neots office on (01480) 406400.

