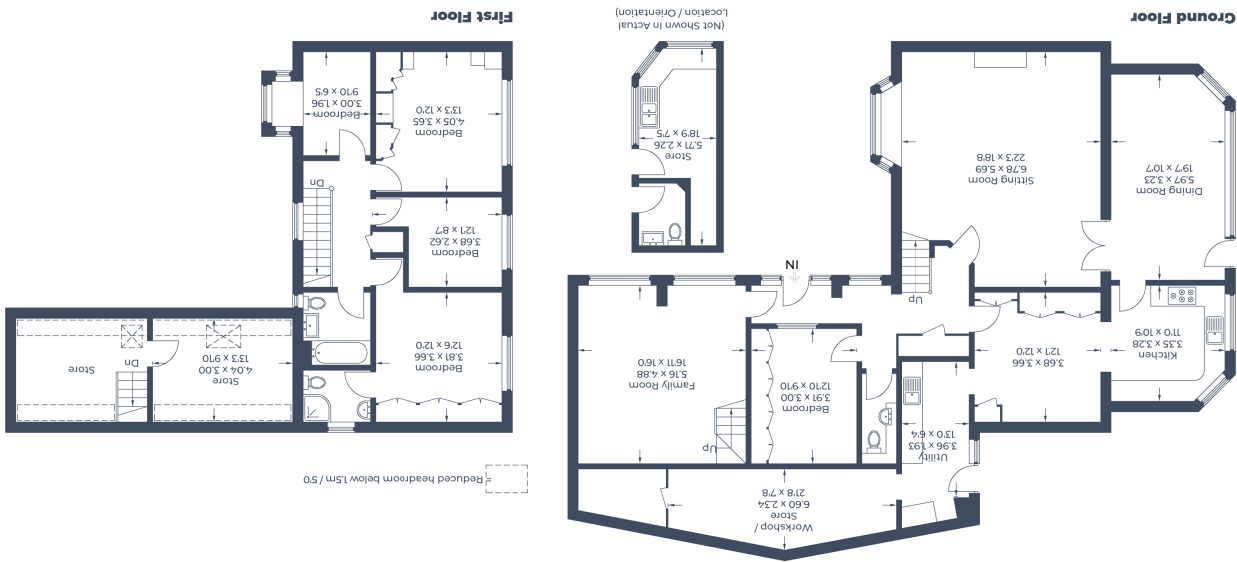


Illustration for identification purposes only.  
measurements are approximate, not to scale.  
© C3 Property Marketing Produced for Peter & Lane



Approximate Gross Internal Area  
Ground Floor = 167.8 sq m / 1,806 sq ft  
First Floor = 86.4 sq m / 930 sq ft  
Outbuilding = 12.5 sq m / 134 sq ft  
Total = 266.7 sq m / 2,870 sq ft





15 Jubilee Close, Little Paxton, St Neots, Cambridgeshire PE19 6QG

£625,000

- Favoured Village location close to the Nature Reserve
- Offering versatile accommodation over two floors
- Sanitary ware replaced in 2023
- Annexe potential
- Non-estate location
- Four bedrooms with en-suite to the master bedroom
- Three reception rooms
- OHME EV charging point

### INTRODUCTION

A large, detached house discreetly positioned in this sought after Village location within easy reach of the Nature Reserve, Mainline Station and town centre. Adapted to provide auxiliary accommodation, the house would suit an extended family, or for somebody that needs to work from home. The main house offers four or five bedrooms, two refitted bathrooms and extended ground floor accommodation with three reception rooms and a large utility room. Outside, the private enclosed garden leads around to the front of the house with ample parking for several vehicles.

### ACCOMMODATION

composite door with glazed side panels to:

#### Entrance Hallway

attractive wood block flooring, stair case leading to First Floor Landing, cloaks cupboard, radiator

#### Cloakroom

two piece white suite to comprise concealed flush W.C and vanity wash hand basin, heated towel radiator

#### Family Room/Bedroom Five

range of fitted wardrobes, radiator

#### Kitchen

to comprise an array of contemporary wall and floor high gloss storage cupboard units with quartz worksurfaces and inset sink unit, integrated kitchen appliances to include fan assisted oven, 5 burner gas hob with extractor over, microwave and dish washer. Windows to the rear aspect

#### Breakfast Room

fitted storage cupboards, concealed boiler serving domestic hot water and central heating supply, radiator, window to the side aspect

#### Utility Room

wall and base level storage cupboard units with fitted worksurfaces, inset sink and drainer, plumbing for automatic washing machine and under counter space for tumble dryer, part glazed door to the Garden

#### Sitting Room

an impressive reception room with attractive Herringbone wood block flooring, central Marble fire surround with dog grate, bay window to the front aspect, glazed double doors to:

#### Dining Room

radiator, windows to the rear aspect, glazed doors to the Garden

#### Landing

access to the fully boarded loft space with retractable ladder, window to the front aspect

#### Bedroom One

range of fitted wardrobes with shelving and hanging rails, radiator, window to the rear aspect, door to:

#### En-Suite

a contemporary white suite to comprise fully tiled shower enclosure, vanity wash hand basin and low level W.C., walls tiled to full height, heated towel radiator, window to the side aspect

#### Bedroom Two

a range of fitted bedroom furniture, radiator, window to the rear aspect

#### Bedroom Three

radiator, window to the rear aspect

#### Bedroom Four

radiator, window to the front aspect

#### Family Bathroom

a modern contemporary white suite comprising of panel bath with shower over and fixed glass shower screen, vanity wash hand basin and low level W.C., walls tiled to full height, heated towel radiator, window to the front aspect

#### ANNEXE

formally the Double Garage

#### Annexe Reception Room

with two windows to overlooking the front of the property, radiator, stair case leading to useable loft space over

#### Annexe loft space

with some restricted head height, ideal for study or hobbies use, 2 skylight windows

#### Outside

substantial brick paved driveway providing off street parking for numerous vehicles, OHME EV charging point, gated access to the side leading through to the rear garden mainly laid to lawn with paved entertainment areas, raised timber decking and pergola over, brick wall enclosed and offering a high degree of privacy. There is a large timber workshop running the entire length of the property with access from the Utility Room and further access from the driveway

#### Summerhouse and Cloakroom

can be used for a variety of uses with plumbing and power and light connected, windows to two aspects, separate access to the Cloakroom

#### Agents Notes

This is a FREEHOLD property. If you have any questions relating to this property or would like to arrange a viewing appointment, please contact our St Neots office on 01480 406400

