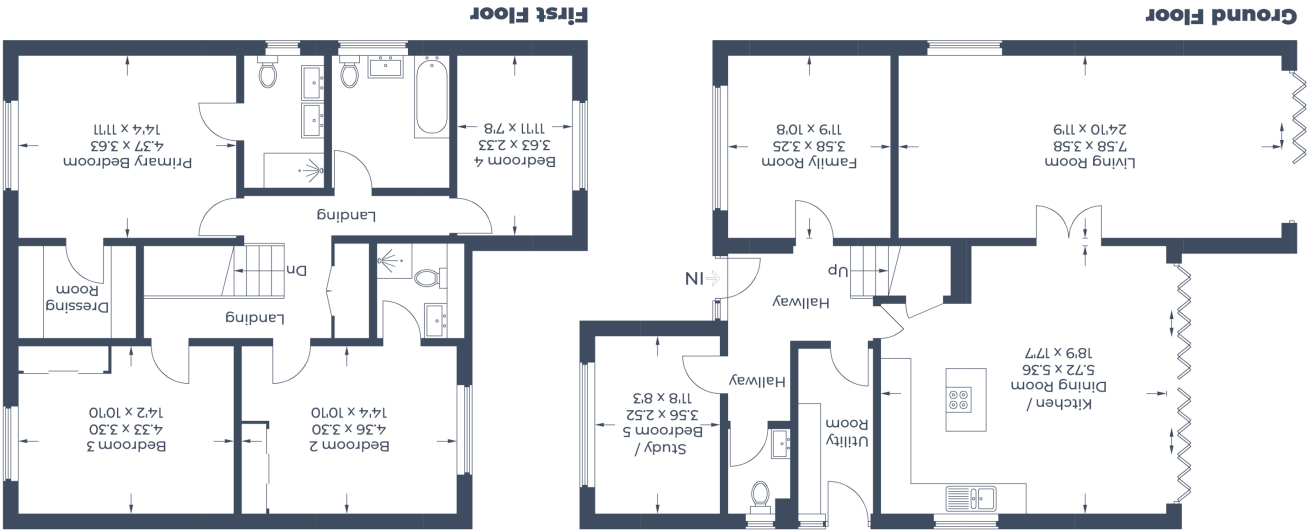


Energy Efficiency Rating	
Current	Potential
86	78
Energy Efficiency Rating	
Very energy efficient - lower running costs	
A	
(91-100)	
B	
(81-90)	
C	
(69-80)	
D	
(55-68)	
E	
(49-54)	
F	
(39-48)	
G	
(1-38)	
Not energy efficient - higher running costs	
England, Scotland & Wales	
2020/19/10	

Illustration for identification purposes only,
measurements are approximate, not to scale,
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Approximate Gross Internal Area
Ground Floor = 99.3 sq m / 1,069 sq ft
First Floor = 88.7 sq m / 955 sq ft
Total = 188.0 sq m / 2,024 sq ft





49 Shirdley Road, Eynesbury, St Neots, Cambridgeshire PE19 2DR £550,000

- FOUR or FIVE BEDROOMS.
- UNDER FLOOR HEATING TO TILED GROUND FLOOR ROOMS.
- AMPLE OFF ROAD PARKING & ELECTRIC CAR CHARGING POINT.
- NON-ESTATE LOCATION.
- EPC rating C.
- EN-SUITE TO PRIMARY & GUEST BEDROOMS.
- SMART LIGHTING TO KITCHEN DINING ROOM & ENTRANCE HALL.
- THREE RECEPTION ROOMS.
- 1991 SQFT / 185 SQM.

Introduction

An immaculately presented DETACHED HOUSE offering GENEROUS ACCOMMODATION over two floors.

With FOUR BEDROOMS to the First Floor and a potential FIFTH BEDROOM on the Ground Floor this property is perfect for a growing family. Two of the Bedrooms are En-Suite and the Primary Bedroom also benefits from a fitted WALK-IN WARDROBE.

On the Ground Floor there are THREE RECEPTION ROOMS and a stunning KITCHEN & DINING ROOM fitted with contemporary units and with bi-fold doors opening up to the rear garden and porcelain patio.

There is also a Utility Room and W.C.

Outside the block paved frontage offers parking for several vehicles and an ELECTRIC CAR CHARGING POINT.

The rear garden is LANDSCAPED FOR LOW MAINTENANCE.

Situated in this NON-ESTATE LOCATION considered within walking distance of the Town centre, local amenities and Schooling.

Ground Floor

Accommodation

Door to

Entrance Hall

tilled floor, stairs to the First Floor Landing

Cloakroom/W.C

W.C, vanity unit with wash hand basin, frosted window, tiled floor

Study or Bedroom Five

window to the front aspect with fitted shutters, radiator, TV point

Utility Room

base and eye level cupboards, work surface, plumbing for washing machine, space for tumble dryer, space for American style fridge freezer, tiled floor, frosted window, part glazed door to the side

Kitchen & Dining Room

base and eye level cupboards, pan drawers, work surfaces with one and a half bowl sink inset, bin cupboard, integrated dishwasher and fridge, Neff electric fan assisted oven, combination microwave oven with warming drawer, hob and extractor, Island unit with breakfast bar, window to the side aspect, tiled floor under stairs storage cupboard. The Dining Area has tiled floor, bi-fold doors to the rear garden, glazed double doors to

Sitting Room

bi-fold doors to the rear garden, window to the side aspect with fitted shutters, radiators, TV point

Family Room

window to the front aspect with fitted shutters, radiator

First Floor

First Floor Landing

loft access, double airing cupboard with hot water cylinder, radiators

Primary Bedroom

window to the front aspect with fitted shutters, radiator, WALK-IN WARDROBE fitted with drawers, hanging and shelved storage space

En-Suite Shower Room

fully tiled and comprising large walk-in shower, twin vanity unit with two wash basins, W.C, frosted window, towel radiator, tiled floor

Bedroom Two

window to the rear aspect, fitted wardrobes, radiator

En-Suite Shower Room

corner shower, pedestal wash basin, W.C, towel radiator

Bedroom Three

window to the front aspect with fitted shutters, fitted wardrobes, radiator

Bedroom Four

window to the rear aspect, radiator

Family Bathroom

"P" shaped bath with remote controlled rain shower, W.C, wash basin, frosted window, towel radiator

Outside

Parking

block paved parking for several vehicles and gated pedestrian access to the rear garden. Electric car charging point

Rear Garden

a fully enclosed garden with a full width porcelain patio and artificial lawn, outside tap, power points and lighting. Gated pedestrian access to the front. Bike Store

