



Approximate Gross Internal Area
Ground Floor = 51.5 sq m / 554 sq ft
First Floor = 60.6 sq m / 652 sq ft
(Excluding Garden Room)
Garage = 12.7 sq m / 137 sq ft
Total = 124.8 sq m / 1,343 sq ft

Illustration for identification purposes only.
measurements are approximate, not to scale.
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22 Hawkesford Way, St Neots, Cambridgeshire PE19 1LR

Offers in Region of £620,000

- RECENTLY RENOVATED.
- FOUR DOUBLE BEDROOMS, THREE WITH FITTED WARDROBES.
- REFITTED KITCHEN & UTILITY ROOM.
- REFITTED BATHROOM & EN-SUITE SHOWER ROOM.
- GARDEN ROOM EXTENSION.
- NEW PVCu DOUBLE GLAZING.
- NEW RADIATORS.
- ALL NEW INTERNAL OAK DOORS.
- NEW VINYL FLOORING & CARPETING THROUGHOUT.
- SOLAR PANELS.
- EV CHARGING POINT.
- SECURITY SYSTEM WITH BURGLAR ALARM & CCTV CAMERAS.

Introduction

A RECENTLY REFURBISHED & IMMACULATELY PRESENTED four bedroom detached house situated in this sought after location.

This property has undergone a comprehensive renovation and benefits from a REFITTED KITCHEN and REFITTED BATHROOMS as well as replacement PVCu double glazing and updated radiators throughout. There is also a GARDEN ROOM extension with a vaulted ceiling and two sets of French doors leading to the SOUTHEAST FACING GARDEN.

The flooring has also been replaced with vinyl flooring and new carpets.

The Vendor gardens for wildlife. The front lawn is wildflower turf. The rear garden has a range of shrubs planted for biodiversity. There are patio areas for humans to enjoy.

Neutral decor throughout.

There are SOLAR PANELS fitted and an EV charging point.

The "Priory Park" area is highly regarded and is within walking distance of both the town centre and St Neots mainline train station with frequent fast trains to London Kings Cross, St Pancras & City Thameslink, Gatwick airport & Peterborough. A short drive leads to the A1. A short walk takes you to the beautiful Priory Park.

Ground Floor

Accommodation

Part glazed door to

Entrance Hall

stairs to the First Floor Landing, under stairs storage cupboard, vinyl flooring, radiator, alarm controls, broadband connection & telephone point

Kitchen

refitted and comprising base and eye level cupboards, drawer units, Corian work surfaces with stainless steel one and a half bowl sink unit, Kenwood electric range style oven with extractor, integrated dishwasher and fridge freezer, slide out larder cupboard, refuse/recycling bin cupboard, vinyl flooring, window to the rear aspect

Utility Room

refitted and comprising base and eye level cupboards, work surfaces with stainless steel single drainer sink unit, plumbing for washing machine, radiator, vinyl flooring, glazed door to the rear garden with perfect fit blinds

Cloakroom

half height tiling, close coupled W.C, pedestal wash basin, radiator, frosted window, vinyl flooring

Dining Area

ceiling spot lighting, wall light points, radiator, glazed double doors to the Lounge

Lounge

window to the front aspect with fitted shutters, wall light points, TV point, fireplace with electric fire

Garden Room

vaulted ceiling with two electronically operated rooflight windows, two sets of French doors to the rear garden with perfect fit blinds, wall light points, radiator

First Floor

First Floor Landing

airing cupboard with Worcester gas fired boiler and shelves for linen storage, loft access with ladder fitted

Bedroom One

coved ceiling, window to the front aspect with fitted shutters, built in double wardrobe, good sized built in storage cupboard, radiator

En-Suite Shower Room

fully tiled and refitted comprising large shower, W.C, vanity unit with wash basin, frosted window, dual fuel towel radiator, mirror with electric shaver socket

Bedroom Two

window to the front aspect with fitted shutters, coved ceiling, radiator, built in double wardrobe

Bedroom Three

(currently used as home office) window to the rear aspect, coved ceiling, radiator, built in double wardrobe

Bedroom Four

window to the rear aspect, coved ceiling, radiator

Bathroom

fully tiled and refitted comprising bath with shower, W.C, vanity unit with wash basin, frosted window, towel radiator, mirror with electric shaver socket

Outside

Front Garden & Parking

the front garden is laid to wildflower turf. The drive allows off road parking for two vehicles leading to the single Garage. There is an EV point

Garage

up and over door, power and light connected

Rear Garden

a fully enclosed garden, SOUTH EAST FACING and planted for wildlife with flowering beds, circular patio area and further patio for outdoor dining. Gated pedestrian access to the front

