

Directions

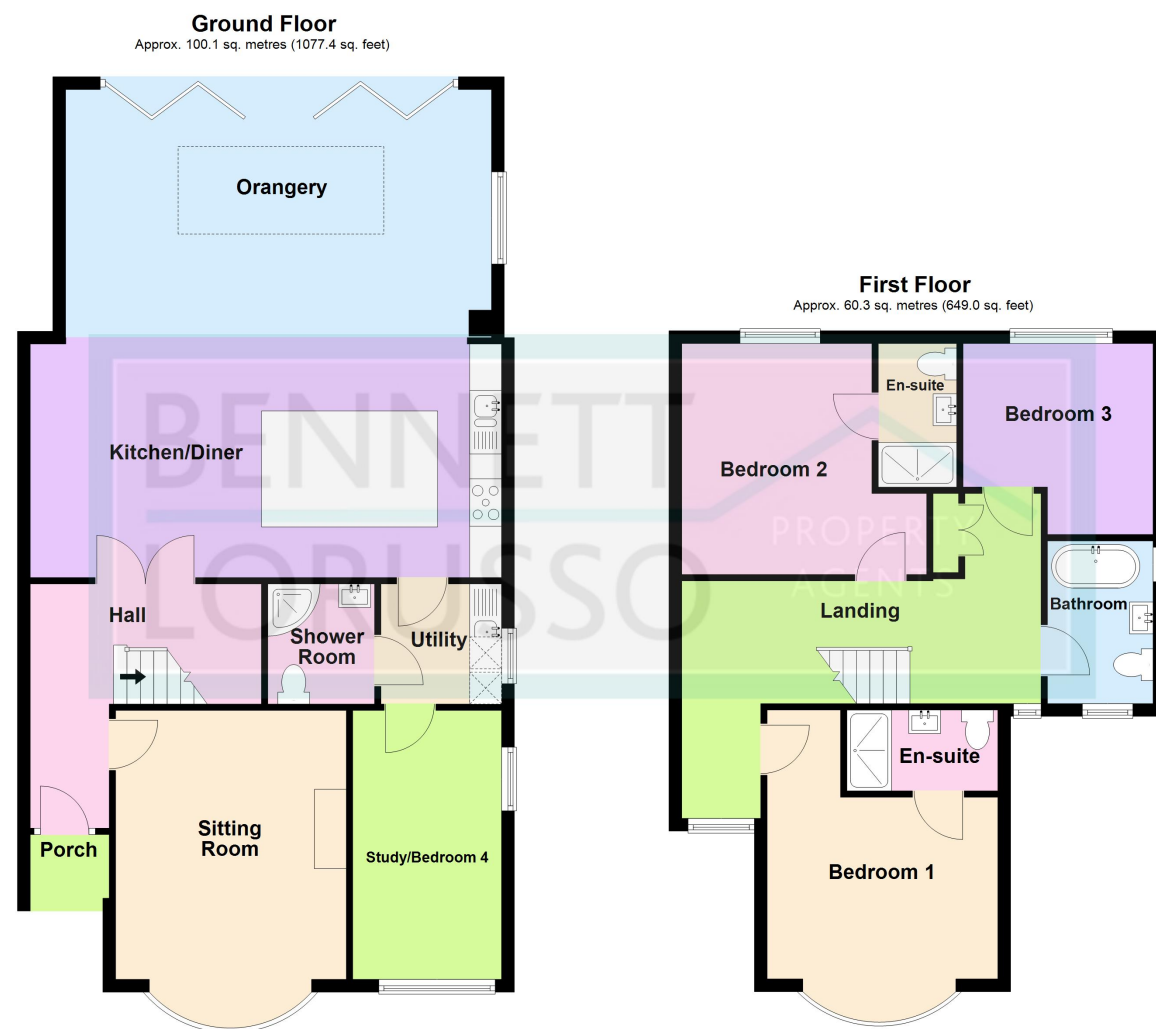
PE19 1LJ.

DATA PROTECTION ACT 1998

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THE PROPERTY MISDESCRIPTIONS ACT 1991

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18 Avenue Road, St Neots, Cambridgeshire. PE19 1LJ.

OIEO £650,000

A most impressive three/four bedroom semi-detached home, superbly refurbished throughout and enviably situated in this prime location with off road parking and a wonderful South facing rear garden. The generously sized accommodation has been thoughtfully redesigned and extended with exceptional attention to detail and now blends stylish modern living space with charm and character. A true highlight is the stunning fully integrated kitchen opening on to the orangery with bi-folding doors on to the Mediterranean style garden, making it the heart of the home. Further features are too numerous to mention but include a fireplace with a wood burning stove, Bay windows, part underfloor heating, a utility room and four bathrooms. Internal viewing is a must to fully appreciate all this attractive and versatile home has to offer!



17 Steam Flour Mill, Church Street, St Neots, PE19 2AB
Tel: 01480 211777. www.bennettlorusso.co.uk

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Ground Floor

Storm Porch With a tiled floor and a courtesy light.

Entrance Hall High grade Composite and part double glazed entrance door, attractively tiled floor, radiator and cover, stairs to the first floor with a cupboard under, modern glazed double doors through to the Kitchen.

Shower Room Three piece White suite comprising a corner shower enclosure with dual head shower, a vanity wash hand basin and low level WC, tiled floor, heated towel rail, recessed lighting to the ceiling with an extractor fan.

Bedroom Four/Office 4.10m x 2.20m (13' 5" x 7' 3") Double glazed windows to the front and side, laminate wood effect flooring, radiator, recessed lighting to the ceiling.

Sitting Room 4.77m x 3.63m max (15' 8" x 11' 11") Focal fireplace with a newly installed wood burning stove, tiled floor, feature double glazed Bay window to the front with a curved radiator below, recessed lighting to ceiling.

Kitchen/Breakfast room 7.39m x 3.68m (24' 3" x 12' 1") An extensive and quality range of contemporary style base and wall units, a huge Island with a breakfast bar, storage and wine cooler under, splashback tiling, stainless steel bowl and 1/2 sink with 'Quooker' tap and water softener, integrated tall 'side by side' fridge/freezer, dishwasher, induction hob with extractor hood over and a split level double electric oven, Granite top to the Island and worksurfaces, vertical radiator, recessed lighting to ceiling, Porcelain tiled floor with underfloor heating.

Orangery/Day Room 6.71m x 3.86m (22' 0" x 12' 8") Porcelain flooring, wall mounted TV connections, underfloor heating controls, 'Lantern' style roof with electrically operated opening, Porcelain tiled floor with underfloor heating, air conditioning unit, two sets of bi-folding doors and a further fully glazed door on to the rear garden.

Utility Room 1.88m x 1.88m (6' 2" x 6' 2") Inset composite sink and mixer tap, plumbing for washing machine, splashback tiling, double glazed window to the side, Porcelain tiled flooring.

First Floor

Gallery style Landing Ladder access to the loft space with insulation and boarding, light and housing the newly installed gas fired combination boiler. Radiator, double cupboard with lighting, two double glazed windows to the front, recessed lighting to the ceiling.

Bedroom One 4.77m x 3.63m max (15' 8" x 11' 11") Attractive double glazed Bay window to the front aspect with a curved radiator below, fitted wardrobes to one wall with fitted shelving, recessed lighting to ceiling, door to:

En-suite Shower Room With a three piece White suite incorporating a double shower enclosure, dual head shower and sliding door, vanity wash hand basin and low level WC, fully tiled walls and floor, extractor fan, heated towel rail, recessed lighting to ceiling.

Bedroom Two 3.69m x 3.69m max (12' 1" x 12' 1") Double glazed window to rear, radiator, large double wardrobe, recessed lighting to ceiling, door to:

Guest En-suite With a three piece White suite incorporating a double shower enclosure, dual head shower and sliding door, vanity wash hand basin and low level WC, fully tiled walls and floor, extractor fan, heated towel rail, recessed lighting to ceiling.

Bedroom Three 2.96m x 2.96m max (9' 9" x 9' 9") Double glazed window to rear, radiator, double wardrobe with sliding doors, recessed lighting to ceiling.

Main Bathroom Stylish three piece White suite comprising a 'Slipper' style bath with freestanding mixer tap shower attachment, a vanity wash hand basin and a low level WC, full tiling to to walls and floor, two double glazed windows, a heated towel rail and recessed lighting to ceiling.

Exterior

Frontage Open plan and mainly paved for off road PARKING.

Rear Garden SOUTH FACING, fully enclosed by brick walling and timber fencing, mainly laid with Scottish pebbles with a central planed feature and an extensive Porcelain tiled patio, exterior power and lighting, water tap and a side access gate.

Notes FREEHOLD.
Council tax band D - £2467.72 pa.
OFF ROAD PARKING.
No chain.
Completely refurbished and extended in 2024 including,
Rewiring & certification
Provision for an EV charger laid on
Fitted and owned Solar Panels
New roof and chimney work
Fitted security cameras
New soffits & rainwater goods
New central heating boiler
New double glazing throughout
Fitted water softener
New log burner and underfloor heating
Fully landscaped Mediterranean style garden.

