

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	A
B	B
C	C
D	D
E	E
F	F
G	G
Not energy efficient - higher running costs	
England, Scotland & Wales	
2020/1/10	

Approximate Gross Internal Area
Ground Floor = 79.8 sq m / 859 sq ft (including Garage)
First Floor = 58.6 sq m / 631 sq ft
Total = 138.4 sq m / 1,490 sq ft

Illustration for identification purposes only.
measurements are approximate, not to scale.
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6 Admirals Way, Eaton Socon, St Neots, Cambridgeshire PE19 8TD £475,000

- FOUR BEDROOMS.
- REFITTED KITCHEN BREAKFAST ROOM.
- ENCLOSED GARDEN.
- CONSERVATORY.
- REFITTED BATHROOMS.
- BEAUTIFULLY PRESENTED THROUGHOUT.
- GARAGE.

Introduction

A beautifully presented DETACHED HOUSE situated in a popular residential area within Eaton Socon.

FOUR BEDROOMS with En-Suite to principle bedroom, two Reception Rooms and a Conservatory. The current owners have REFITTED the KITCHEN and all BATHROOMS and replaced the Gas fired boiler in the last four years.

There is a pleasant garden that benefits from not being overlooked to the rear, a SINGLE GARAGE and off road parking for two vehicles.

Ground Floor

Accommodation

Door to

Entrance Hall

stairs to the First Floor Landing, coved ceiling, radiator, Karndean flooring, central heating thermostat

Cloakroom/W.C

W.C, vanity unit with wash hand basin, Karndean flooring, radiator

Kitchen Breakfast Room

refitted and comprising base and eye level cupboards, drawer units, pull-out larder cupboard, cupboard housing Worcester gas boiler, Granite work surfaces, one and a half bowl sink with Insinkerator waste disposal, Neff electric oven, combination microwave oven, five burner gas hob and extractor, integrated dishwasher and washing machine, space for large fridge freezer, ceramic tiled floor, radiator, two windows to the rear aspect, part glazed door to the side, personal door to the Garage

Lounge

square bay with windows to the front aspect, coved ceiling, stone fireplace with gas fire, two TV points, two radiators, Karndean flooring, glazed double doors to the Dining Room

Dining Room

coved ceiling, Karndean flooring, radiator

Conservatory

brick base and PVCu windows and door to the rear garden, Karndean flooring, radiator

First Floor

First Floor Landing

loft access (boarded, light, ladder), radiator, airing cupboard with Megaflo hot water system

Bedroom One

window to the front aspect, radiator, built in double wardrobe

En-Suite Shower Room

refitted and comprising large shower, vanity unit with wash basin, W.C, frosted window, towel radiator

Bedroom Two

window to the rear aspect, radiator, built in double wardrobe

Bedroom Three

window to the front aspect, radiator

Bedroom Four

window to the rear aspect, radiator

Bathroom

fully tiled and refitted comprising large shower, W.C, vanity unit with wash basin, frosted window, towel radiator

Outside

Garden

an open front garden laid to lawn and driveway for two vehicles. The rear garden is fully enclosed and laid to lawn with a block paved patio, flower and shrub borders, mature Cherry tree and timber garden shed

Garage

up and over door, power, light and personal door to the Kitchen

