

## Directions

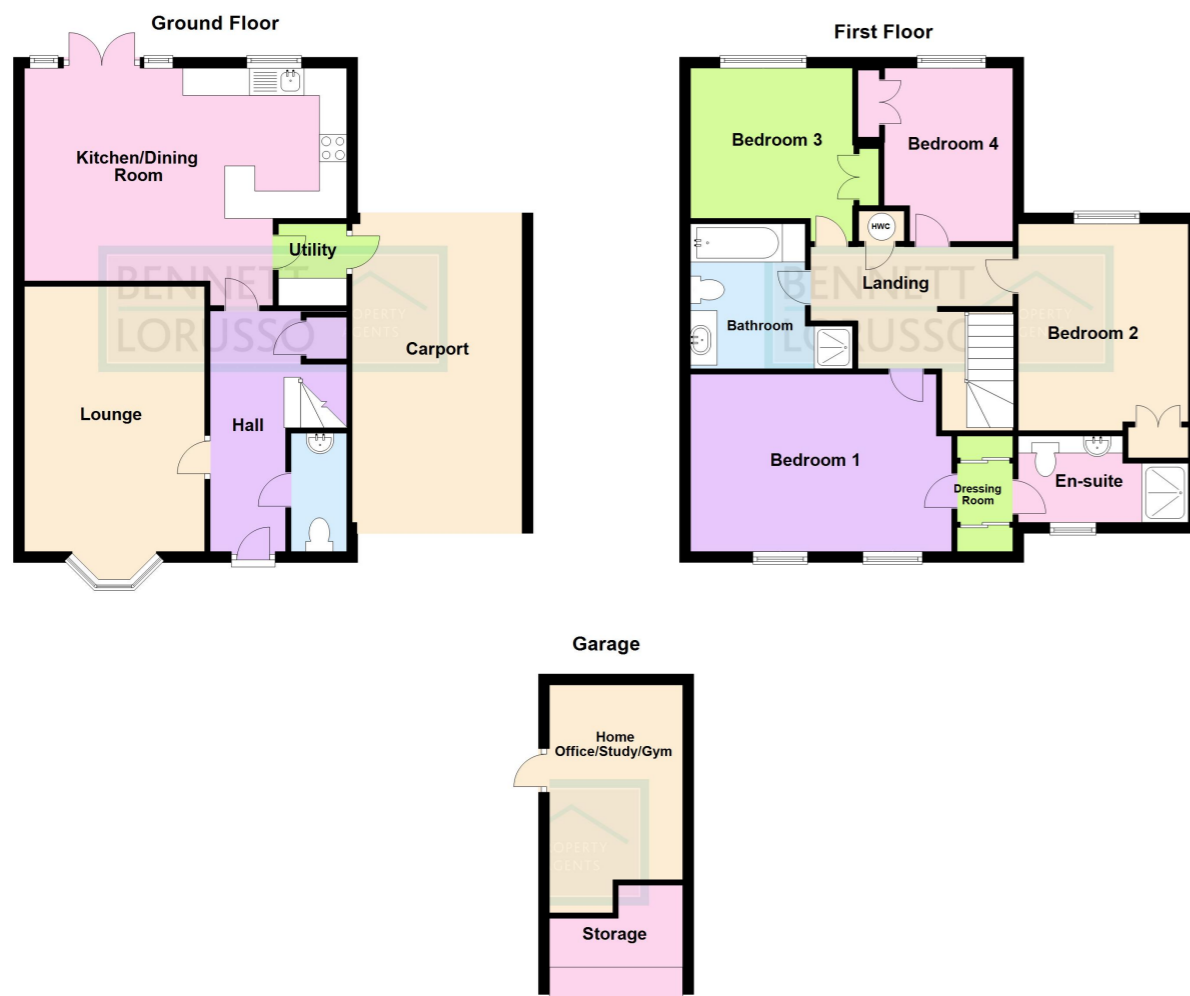
PE19 6AZ.

## DATA PROTECTION ACT 1998

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## THE PROPERTY MISDESCRIPTIONS ACT 1991

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. These particulars do not form part of any contract. Measurements are believed to be correct within 3 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.



Floor plans are offered for guidance only and are not to scale. As such they cannot be relied upon for any decisions reliant upon them. Plan produced using PlanUp.

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**BENNETT**  
**LORUSSO** PROPERTY AGENTS



31 Alsop Way, St Neots, Cambridgeshire. PE19 6AZ.

OIEO £425,000

A four double bed roomed link-detached home with ample parking and a low maintenance rear garden. The excellent accommodation includes, entrance hall, cloakroom, living room to the front and a spacious, quality refitted kitchen/diner to the rear along with a useful utility room. On the first floor, besides the well proportioned bedrooms, there is a dressing room, en-suite shower room and a four piece family bathroom incorporating a second shower. Externally, there is a driveway and carport which could accommodate up to three cars and a garage which has been partly converted to a home office/games room. Ideally located for access to schooling, the mainline station, green areas and major road links, this extremely well presented and much improved property, must be viewed internally.



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## ground floor

**Entrance Hall** Composite entrance door, storage cupboard, radiator, stairs to first floor landing, quality wood effect flooring.

**Cloakroom** With a two piece white suite comprising low level WC and wash hand basin, splash back tiles, radiator, extractor fan and floor tiling.

**Lounge** 17' 10" x 10' 10" (5.44m x 3.30m) UPVC double glazed Bay window to front, TV and telephone points, modern electric fire, radiator, coving to ceiling.

**Kitchen/Dining Room** 19' 4" x 12' 8" (5.89m x 3.86m) Fully refitted with an excellent range of modern wall mounted and base units, complementary work surfaces, splash back tiling, stainless steel sink with mixer tap, double glazed window to the rear, glazed gas hob with extractor hood over, integrated wine cooler, dishwasher, fridge/freezer and further larder fridge. Plinth lighting, ample power points with USB connections, split level double electric oven, radiator, ceramic floor tiles, concealed gas fired central heating boiler, double glazed French doors to the rear garden, wall mounted TV connections, recessed lighting to ceiling, door to:

**Utility Room** Wall mounted units, splash back tiling, plumbing for washing machine and space and vent for tumble dryer, radiator, ceramic tiled floor, half double glazed door to side.

## first floor

**Landing** Airing cupboard, radiator, roof light tunnel, access to loft space.

**Bedroom One** 15' 1" x 10' 7" (4.60m x 3.23m) Two UPVC double glazed windows to front, radiator, coving to ceiling, television point, dressing area including two double built-in wardrobes with lighting and door to:

**En-suite Shower Room** With a three piece white suite comprising low level WC, wash hand basin and a fully tiled double shower enclosure with sliding doors, splash back tiles, UPVC window, heated towel radiator, shaver point, floor tiling, extractor fan, recessed lighting to ceiling.

**Bedroom Two** 14' x 10' 2" (4.27m x 3.10m) UPVC double glazed window to rear, radiator, double built-in wardrobe.

**Bedroom Three** 10' 10" x 7' 10" (3.30m x 2.39m) UPVC double glazed window to rear, double built-in wardrobe, radiator.

**Bedroom Four** 9' 5" x 9' 4" (2.87m x 2.84m) UPVC double glazed window to rear, radiator, access to roof space, fitted double wardrobe.

**Bathroom** 8' 4" x 5' 6" (2.54m x 1.68m) Four piece white suite incorporating a modern panelled bath, fully tiled shower enclosure, low level WC and vanity wash hand basin with quartz top and three drawers under, light tunnel, splash back and floor tiling, radiator, extractor fan, shaver point, recessed lighting to ceiling.

## outside

**Rear Garden** Rear garden is fully enclosed and laid to artificial lawn, with a large paved patio and gated access to front, tap and light, timber shed.

**Detached Garage** Detached single garage which has been partly converted into a highly insulated office or games room with fitted storage, half glazed door to the rear garden and laminate wood effect flooring. The front part of the 'garage' has still been retained for storage and has a metal up and over door, there is also roof storage space. Additional driveway parking for three cars with carport.

**Front Garden** Open plan with shrubs and flowering plants, pathway to front door.

**Note** FREEHOLD.  
Council Tax Band E - £2882.54.



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		
(81-91)	B		87
(69-80)	C	78	
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	