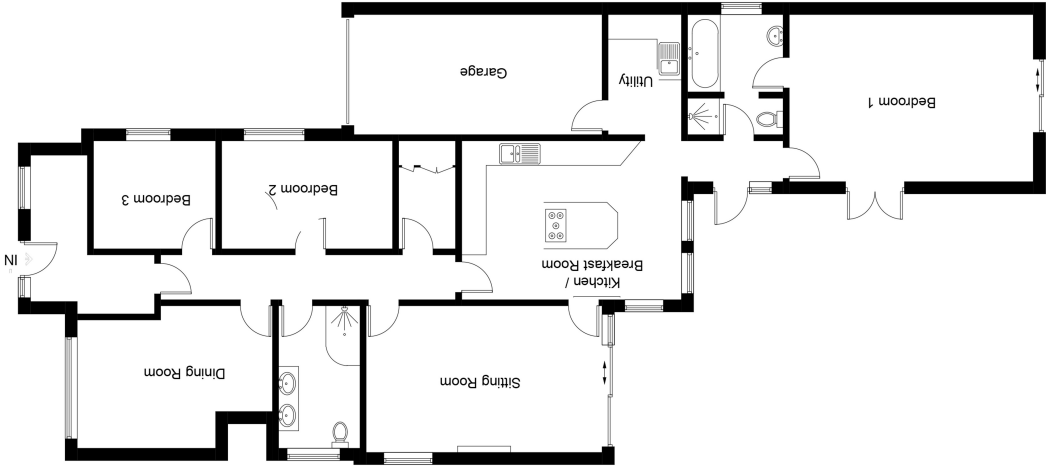
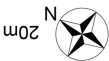




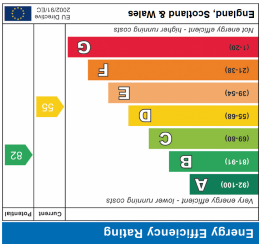
Graveley Road, Offord D'Arcy, St. Neots, PE19 5RB

Approximate Gross Internal Area = 169.7 sq m / 1827 sq ft
(including Garage)



This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID916263)

Housepix Ltd



Huntingdon branch: 01480 414800

www.peterlane.co.uk Web office open all day every day

Huntingdon St Neots Kimbolton Mayfair Office

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Porthole Composite Panel Door To

Reception Hall

34' 1" x 9' 10" maximum (10.39m x 3.00m)
Fixed display shelving, UPVC window to front aspect, single panel radiator, laminate flooring, coving to ceiling, glazed internal door accesses

Inner Hall

Single panel radiator, access to insulated loft space, laminate floor covering.

Bedroom 2/Dining Room

15' 9" x 11' 6" (4.80m x 3.51m)
UPVC window to front aspect, single panel radiator, coving to ceiling.



Bedroom 3

13' 9" x 8' 6" (4.19m x 2.59m)
UPVC window to side aspect, single panel radiator.

Bedroom 4

9' 10" x 8' 10" (3.00m x 2.69m)
UPVC window to side aspect, central cast decorative fire place, single panel radiator, coving to ceiling.

Family Shower Room

11' 6" x 6' 7" (3.51m x 2.01m)
Fitted in a four piece quality range of white sanitary ware incorporating low level WC, screened over sized shower enclosure with independent shower unit fitted over, recessed lighting, extractor, marble topped vanity unit with double sink unit and mixer tap, free standing cast iron radiator, cornicing to ceiling, UPVC window to side aspect, shelved display recess, ceramic tiled flooring.



Sitting Room

18' 1" x 11' 10" (5.51m x 3.61m)
A light double aspect room with UPVC full height picture window to side and sliding double glazed patio doors to garden terrace, wall light points, TV point, telephone point, two radiators, panel work, central fire place finished in natural limestone with inset Living Flame fire.

Boot Room

4' 11" x 3' 11" (1.50m x 1.19m)
Double cupboard storage, coats hanging area, composite floor covering.

Kitchen/Breakfast Room

17' 9" x 11' 10" (5.41m x 3.61m)
A light double aspect room with UPVC windows to garden aspect, fitted in a range of base and wall mounted cabinets with complementing work surfaces and tiling, under lit wall units, drawer units, pan drawers, single drainer one and a half bowl stainless steel sink unit with mixer tap, glass fronted cabinets, central island work station incorporating four stool breakfast bar, double electric Neff oven, integral induction AEG hob with suspended stainless steel extractor fitted above, integrated automatic dishwasher, space for American style fridge freezer, recessed lighting, ceramic tiled flooring.



Utility Room

9' 2" x 5' 11" (2.79m x 1.80m)
Fitted in a range of base and wall mounted units with work surfaces and tiling, single drainer stainless steel sink unit with mixer tap, appliance spaces, access to insulated loft space, wall mounted gas fired central heating boiler serving hot water system and radiators, ceramic tiled flooring, inner door to

Garage

20' 4" x 9' 6" (6.20m x 2.90m)
Single up and over door, high vaulted ceiling, power and lighting.

Rear Hallway

UPVC French doors to garden terrace, ceramic tiled flooring.

Family Bathroom

9' 10" x 7' 10" (3.00m x 2.39m)
UPVC window to side aspect, fitted in a contemporary four piece range of white sanitary ware comprising low level WC, screened shower enclosure with independent shower unit fitted over, panel bath with mixer tap, pedestal wash hand basin with mixer tap, extensive tiling, shaver light point, heated chrome towel rail, Jack and Jill door, ceramic tiled flooring, coving to ceiling.

Principal Bedroom

20' 0" x 13' 5" (6.10m x 4.09m)
An impressive light double aspect room with sliding double glazed patio doors and UPVC French doors to timber deck to rear garden, wall light points, double panel radiator, TV point, telephone point, coving to ceiling.

Outside

The front garden is enclosed by wrought iron railings and panel fencing, laid to gravel and giving provision for four to five vehicles, outside lighting and access to the **Garage** as described. A selection of ornamental trees and shrubs with stunning open field views extending to the front. The rear gardens are beautifully arranged with a part covered terrace primarily paved and extending in timber decking running to the side and rear of principal bedroom. The garden extends to the side with gated access to the front. The rear garden is primarily lawned edged with flower and shrub beds and borders, a further selection of ornamental trees, greenhouse and the garden is enclosed by a combination of panel fencing and mature conifer screening. There is a pleasantly arranged Mediterranean sunken garden with steps leading down and benching, slate borders and garden bar. There is a large timber work shop/shed and a further paved seating area to the rear boundary.

Tenure

Freehold
Council Tax Band - E

