

# 42 ST AUDREY LANE

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ST IVES • PE27 3NG









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- Impressive Detached Family Residence
- Four Double Bedrooms
- Beautiful Re-Fitted En Suite, Family Bathroom And Cloakroom
- Exceptional Re-Fitted Kitchen/Dining/Family Room
- Three Reception Rooms
- Wood Burning Stove And Open Fire Place
- Amazing Outdoor Entertaining Area And Terrace
- Double Garage And Ample Parking
- Walking Distance Of Town Centre And Local Schools
- Generous South Facing Rear Garden

Located on one of the most prestigious roads in St Ives in a non-estate position within walking distance of the town centre and local schools.

This beautiful detached family home offers amazing living accommodation across the ground floor with a stunning open plan re fitted kitchen/dining/family room with wood burning stove and bi folding doors opening on to the patio terrace overlooking the southerly facing rear garden. To the ground floor is also a separate utility room and stylish cloak room.

To the first floor are four double bedrooms with contemporary style en-suite shower room and family bathroom.

Outside there is ample parking with a double garage. The southerly facing rear garden is a superb feature with a substantial garden den with drinks bar, seating area and cooking facilities, ideal for entertaining all year round.

Viewing strictly via selling agent.

**Peter  
Lane**  
PARTNERS  
—EST 1990—  
**Town & Country**

Guide Price £900,000

**Huntingdon branch: 01480 414800**  
[www.peterlane.co.uk](http://www.peterlane.co.uk) Web office open all day every day





Solid Metal Panel Door To

## ENTRANCE HALL

Obscure double glazed window, coving to ceiling, recessed down lighters, radiator, cloaks cupboard, stairs to first floor, alarm control panel, Karndean flooring.

## CLOAKROOM

Coving to ceiling, recessed down lighters with sensor, extractor fan, fitted in a modern white two piece suite comprising of a floating wash hand basin with vanity drawer, low level WC with concealed cistern, tiled surrounds, wood flooring, heated towel rail, cupboard housing boiler, fuse box and master switch.

## STUDY

12' 6" x 9' 9" (3.81m x 2.97m)

Double glazed window to front, coving to ceiling, radiator.

## FAMILY ROOM

13' 1" x 8' 6" (3.99m x 2.59m)

Double glazed window to side, coving to ceiling, radiator.







## LOUNGE

18' 1" x 11' 11" (5.51m x 3.63m)

Double glazed window to side, coving to ceiling, central open stone fireplace, radiator.

## KITCHEN/DINING/FAMILY ROOM

34' 6" maximum x 25' 9" maximum (10.52m max x 7.85m max)

Bi folding doors opening on to garden terrace, four Velux windows, part vaulted ceiling, recessed down lighters, re-fitted in a comprehensive range of base, drawer and wall mounted units, under unit feature lighting, feature panel work, complementing work surfaces, induction hob with back plate and cooker hood over, two self cleaning slide and hide electric ovens, microwave oven, warming drawer, two integrated dish washer, full height fridge and freezer, central breakfast bar Island with base cupboards, stainless steel sink unit with mixer tap, tiled flooring throughout, under stairs storage with decorative cladding, wood burning stove, wall mounted electric radiator, under floor heating, door to

## UTILITY ROOM

8' 11" x 6' 1" (2.72m x 1.85m)

UPVC double glazed door to front, fitted in a matching range of base, drawer and wall mounted units with complementing solid wood work surfaces, stainless steel one and a half bowl single drainer sink unit with mixer tap, glazed splash backs, space and plumbing for washing machine, space for tumble dryer, radiator, tiled flooring.

## FIRST FLOOR LANDING

Double glazed window to rear, radiator, airing cupboard, access to loft space.



### Ground Floor

Approx. 149.7 sq. metres (1611.5 sq. feet)



### First Floor

Approx. 69.6 sq. metres (748.9 sq. feet)



## PRINCIPAL BEDROOM

16' 11" maximum x 15' 0" maximum (5.16m max x 4.57m max)

A double aspect room with double glazed windows to front and side aspects, coving to ceiling, recessed down lighters, radiator.

## EN SUITE SHOWER ROOM

Double glazed window to side, recessed down lighters, extractor fan, stunningly fitted with a large walk-in shower with glazed screen and low level WC, vanity wash hand basin, fully tiled surrounds, heated towel rail, tiled flooring.

## BEDROOM 2

11' 11" x 9' 7" (3.63m x 2.92m)

Double glazed window to front, coving to ceiling, radiator, feature laminate cladding, laminate flooring.

## BEDROOM 3

11' 8" x 9' 1" (3.56m x 2.77m)

Double glazed window to side, coving to ceiling, feature laminate cladding, radiator.

## BEDROOM 4

9' 10" x 8' 2" (3.00m x 2.49m)

Double glazed window to rear, coving to ceiling, radiator.

## FAMILY BATHROOM

Double glazed window to rear, recessed down lighters, extractor fan, ceiling speakers, stunningly fitted in a four piece suite comprising low level WC, vanity wash hand basin, panel bath with mixer tap shower attachment, fitted television, shower cubicle, heated towel rail, tiled surrounds, tiled flooring.

## OUTSIDE

The property is entered via secure electric gates opening to a block paved drive providing off road parking for multiple vehicles leading to the **Double Garage** with electric opening door, power and light connected. The front of the property is fully enclosed providing a high degree of privacy, gravel border, outside lighting, side gated access to both sides of the property with one leading to a storage area the other to the rear garden.

To the rear of the property is a large stunning terrace with outside lighting and **Garden Den** measuring 7.8m x 3.7m (25' 7" x 12' 2") making an ideal entertainment space with feature timber cladding to ceiling and walls, power and light connected, two suspended electric ceiling heaters, drinks bar with timber and stone counter tops, five burner gas BBQ and side gas hob, steps down to garden which is laid to lawn with a landscaped seating area, mature shrubs and trees, garden shed and enclosed by panel fencing.

## TENURE

Freehold

Council Tax Band - E







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