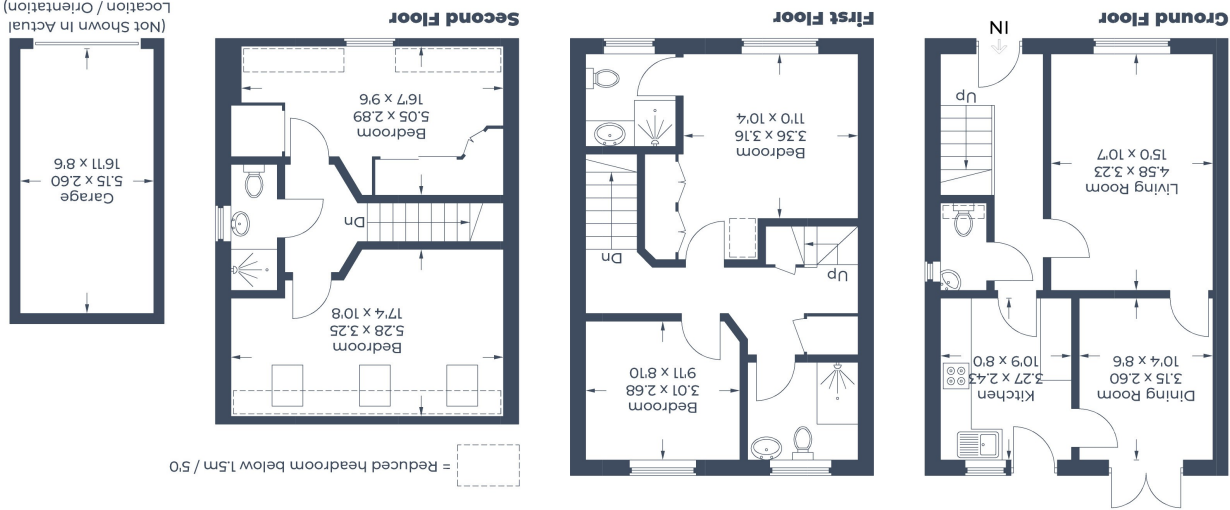


Peter Lane & Partners, for themselves as agents for the Vendors or Lessors of this property give notice that these particulars are produced in good faith and are to act purely as a guide to the property and do not have the authority to make or give any warranty, guarantee or representation whatsoever in relation to this property.



Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
A	(91-100)
B	
C	(81-90)
D	
E	(71-80)
F	(61-70)
G	(51-60)
Not energy efficient - higher running costs	
England, Scotland & Wales	
EU Directive 2002/91/EC	

Illustration for identification purposes only.  
measurements are approximate, not to scale.  
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Approximate Gross Internal Area  
Ground Floor = 42.3 sq m / 455 sq ft  
First Floor = 41.9 sq m / 451 sq ft  
Second Floor = 38.2 sq m / 411 sq ft  
Garage = 13.4 sq m / 144 sq ft  
Total = 135.8 sq m / 1,461 sq ft







## 4 Flawn Way, Eynesbury, St Neots, Cambridgeshire PE19 2JT £395,000

- DETACHED 4 BEDROOM TOWNHOUSE
- Two reception rooms
- Gas radiator central heating, double glazed throughout
- Private WEST FACING REAR GARDEN.
- Beautifully maintained throughout
- Versatile accommodation
- Three Shower Rooms and downstairs Cloakroom
- Driveway, Carport and Garage to side of property
- Situated on the edge of this popular development
- EARLY INTERNAL INSPECTION HIGHLY RECOMMENDED.

### Introduction

A beautifully presented modern DETACHED THREE STOREY TOWNHOUSE situation on the edge of this popular development. The property offers versatile accommodation over three floors. The ground floor comprises of TWO RECEPTION ROOMS, fitted Kitchen and a ground floor Cloakroom /WC. On the first floor there is a LARGE MASTER BEDROOM with En Suite shower room, bedroom four and a REFITTED family Bathroom. The top floor offers TWO DOUBLE BEDROOMS and a separate Shower Room /WC. The property also benefits from plenty of off road parking with a driveway to the side of the property leading to Carport and Single brick built Garage. The rear garden is fully enclosed and WEST FACING.

The house is situated in this quiet location on the edge of the Eynesbury Manor development, adjacent to open fields and within walking distance to the River and Marina, The property is conveniently located for access to Tesco Superstore, Primary and Secondary Schooling, and the Leisure Centre. An early internal inspection is highly recommended to appreciate the condition, versatile accommodation and location.

### Ground Floor

#### Entrance Hall

Approached via double glazed entrance door to front aspect, staircase rising to first floor landing, radiator. Doors leading off to Lounge, Kitchen and downstairs cloakroom.

#### Downstairs Cloakroom / WC

Double glazed window to side aspect, fitted white suite comprising of low level WC and corner wash hand basin, radiator

#### Lounge

Double glazed window to front aspect with fitted shutters, radiator, television point, door leading to Dining Room.

#### Dining Room

Double glazed French doors leading out to the private West facing rear garden with fitted shutters, radiator. Door to Kitchen

#### Kitchen

Double glazed window to rear aspect. A fully fitted kitchen comprising of one and half bowl single drainer sink unit with cupboards under. A range of base and wall mounted storage cupboards, incorporating drawer units with complimentary work surface over, tiled splashback surrounds, space for fridge freezer, plumbing for automatic washing machine, built in double electric oven, and gas hob with extractor hood over

### First Floor

#### First Floor Landing

Staircase rising to second floor with storage cupboard under, radiator, large built in shelved storage cupboard. Doors leading off to Master Bedroom, Bedroom Two and Family Bathroom

#### Master Bedroom

Double glazed window to front aspect, a range of built in double wardrobes offering hanging and shelved storage space, radiator, television point. Door to En-Suite

#### En Suite Shower Room

Double glazed window to front aspect. Fitted white suite comprising of low level WC, vanity wash hand basin with cupboards under, fully tiled shower cubicle, radiator.

#### Bedroom Four

Double glazed window to rear aspect, radiator.

#### Family Bathroom

Double glazed window to rear aspect. Refitted white suite comprising of low level WC, vanity wash hand basin with cupboards under, large walk in fully tiled shower cubicle, tiled splash back surrounds, radiator.

### Second Floor

#### Second Floor Landing

Doors leading off to Bedrooms and Shower Room.

#### Bedroom Two

Velux windows to rear aspect, with fitted blinds, over stairs recess storage area, two radiators.

#### Bedroom Three

Velux windows to front aspect with fitted blinds, a range of fitted wardrobes and corner unit offering hanging and shelved storage space, radiator, built in storage cupboard housing central heating boiler. (New boiler installed in July 2024).

#### Shower Room

Double glazed window to side aspect. Fitted white suite comprising of low level WC, wash hand basin, fully tiled shower cubicle, radiator.

### Outside

There is a small front garden which is hedgerow enclosed. The rear garden is extremely private, being fully enclosed and is WEST facing. Paved patio areas, lawn area, flower and shrub borders, gravel area, outside water tap and side gate leading to the driveway.

#### Garage and Car port

To the side of the property is a good size driveway offering off road parking leading to the carport and Garage. A single brick built garage with up and over door, power and light connected.

#### Management Charge

There is a yearly Management charge on the development which is approximately £80 per annum.

