



£315,000

Gatekeeper Walk

Little Paxton, PE19 6BT

- Three Double Bedrooms
- End Terrace Townhouse
- Ensuite to Master
- WELL PRESENTED

- Large Kitchen/Diner
- Study / Playroom
- Two Garages
- Popular School Catchments

3 

3 

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PROPERTY SUMMARY

harveyrobinson Estate Agents in St. Neots are delighted to offer for sale this WELL PRESENTED, Three Bedroom, Three Storey Town House, situated within the popular Village of Little Paxton. The village has a convenience shop, public house, hairdressers, Primary School and a popular Nature Reserve. Little Paxton is a short drive to St. Neots Town Centre, St Neots Train Station with high speed service to London and the A1. It perfectly provides a village lifestyle but being on the edge of the town, more amenities only a short distance away. The property benefits from Cloakroom, large Kitchen/Dining Room, Lounge, Three Bedrooms with ENSUITE TO MASTER, Family Bathroom and TWO GARAGES. For more information or to arrange a viewing please contact harveyrobinson Estate Agents St. Neots office.



GROUND FLOOR

Entrance Hall

Double glazed, UPVC door to front aspect, radiator, ceramic tiled flooring, stairs to First Floor, doors to Kitchen/Dining Room, Study and Cloakroom.

Cloakroom

WC, pedestal wash hand basin, tiled splash back, radiator.

Study

UPVC double glazed window to front aspect, radiator.

Kitchen / Diner

UPVC double glazed window to rear aspect, fitted kitchen with wall and base mounted units, work surface over, one and a half bowl stainless steel sink and drainer, tiled splash back, integrated electric oven with gas hob, stainless steel chimney style cooker hood, integrated fridge/freezer, integrated dishwasher and washing machine, ceramic tiled flooring, understairs cupboard, radiator, UPVC double glazed French doors to Rear Garden.

FIRST FLOOR

First Floor Landing

Doors leading to Lounge and Master Bedroom.

Lounge

UPVC double glazed window, full-height box bay window to front aspect with French doors to Juliet style balcony, television and telephone points, wall mounted electric fireplace, radiator.

Master Bedroom

UPVC double glazed windows to rear aspect, radiators, door to Ensuite.





ENSUITE

Spot lighting, extractor, modern suite comprising large double shower cubicle, WC, pedestal wash hand basin, fully tiled, shaver point, heated towel rail, ceramic tiled floor.

SECOND FLOOR

Second Floor Landing

Stairs rising from first floor, loft hatch, doors to Bedroom Two, Bedroom Three and Family Bathroom.

Bedroom Two

UPVC double glazed window to rear aspect, radiator.

Bedroom Three

UPVC double glazed window, full-height box bay window to front aspect with French doors to Juliet style balcony, storage cupboard, radiator.

FAMILY BATHROOM

Extractor, modern suite comprising WC, pedestal wash hand basin, part tiled, shaver point, side panel bath with shower over, heated towel rail.

OUTSIDE

Garage

Two single garages to rear of property with up and over doors.

Front

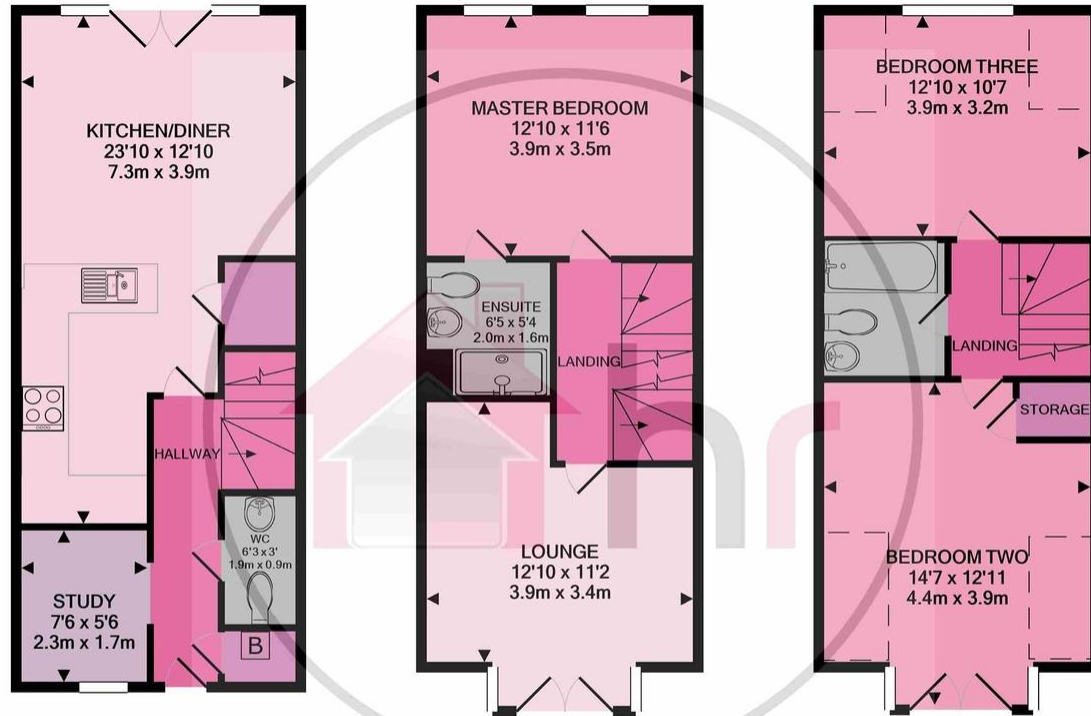
Block paved path to front door, partially laid to lawn, shrubs to borders.

Rear

Partially laid to lawn, block paved patio area, timber panel fence and brick wall enclosed, outside tap, exterior power point.







GROUND FLOOR
 APPROX. FLOOR
 AREA 411 SQ.FT.
 (38.2 SQ.M.)

1ST FLOOR
 APPROX. FLOOR
 AREA 398 SQ.FT.
 (37.0 SQ.M.)
 2ND FLOOR
 APPROX. FLOOR
 AREA 401 SQ.FT.
 (37.3 SQ.M.)
 TOTAL APPROX. FLOOR AREA 1211 SQ.FT. (112.5 SQ.M.)
 Made with Metropix ©2019

FAQs

Property Built: 2011
 Council Tax Band: D
 Rear Garden Aspect: East
 Primary School Catchment: Little Paxton
 Secondary School Catchment: Longsands Academy
 Loft Boarded: No
 Estimated Rental Income: £1150pcm
 Estate Service Charge: Approx. £170.00 per annum

Want to know how much your home is worth?
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Energy Efficiency Rating		Environmental (CO ₂) Impact Rating	
	Current	Potential	
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
92-100	A		92-100
81-91	B		81-91
69-80	C	83	69-80
55-68	D	62	55-68
39-54	E		39-54
21-38	F		21-38
1-20	G		1-20
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
England & Wales	EU Directive 2002/91/EC		England & Wales

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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