



Scotts Crescent, Hilton, PE28 9PG

CHEFFINS

Scotts Crescent

Hilton,
PE28 9PG

A well proportioned, modern, detached residence with accommodation extending to about 1,972 ft.² occupying a most attractive corner plot setting with front gardens, driveway and double garage as well as enclosed rear gardens, forming part of this picturesque quintessential English village with an attractive village green.

5 3 3

Guide Price £775,000





LOCATION

The property occupies a tranquil and quite outstanding position close to the heart of the village, which is famous for its beautiful and picture green, which is surrounded by houses and cottages, both ancient and modern together with many impressive mature trees, which were planted when Capability Brown was Lord of the Manor. There's also a fine church and Village Hall, post office/stores and inn. The village is also well placed for access to major routes and rail links to the university city of Cambridge, Huntingdon and London, as well as the nearby town of Saint Ives.

TIMBER ENTRANCE DOOR

with frosted glazed bullseye leading into:

RECEPTION HALLWAY

staircase rising to the first floor with natural timber handrail, spindles and newel posts with understairs storage cupboard, coved ceiling, range of inset downlighters, radiator, wood flooring, double glazed window to the front.

CLOAKROOM

fitted with white suite comprising low level dual flush w.c., pedestal wash hand basin with mixer tap, half tiled walls, tiled floor, radiator, extractor fan, ceiling with inset downlighters.

LIVING ROOM

approached via twin doors from reception hallway, feature fireplace with wooden surround, marble hearth and slips fitted with gas real flame effect fire (currently disconnected), coved ceiling, double panelled radiators, a pair of double glazed sash windows to the front, twin double glazed doors leading out to the rear garden and a pair of double glazed windows to the rear.

DINING ROOM

with coved ceiling, radiator and double glazed windows to the front and side.

KITCHEN/BREAKFAST ROOM

The kitchen is fitted with a good range of storage cupboards and drawers with granite working surfaces with tiling to splashbacks, undermount one and a half bowl sink unit with mixer tap incorporating drinking water tap, waste disposal and grooved drainer, fitted appliances include concealed fridge and freezer, concealed dishwasher, Neff electric double oven with Neff 4 ring electric hob and a brushed stainless extractor fan, fitted and matching dresser unit with display shelving and glazed fronted display cabinets, further built-in cupboard housing water softener and coat

hooks, ceiling with a range of inset downlighters, additional kitchen lighting, tiled floor, double glazed windows to three aspects incorporating twin double glazed doors to the side leading out to a paved patio.

UTILITY ROOM

matching cupboards to kitchen, rolltop working surfaces, single drainer stainless steel sink unit, plumbing and space for automatic washing machine, space for tumble dryer, radiator, tiled floor, extractor fan, meter cupboard, double glazed door to the side leading out to driveway and side garden.

ON THE FIRST FLOOR

LANDING

with coved ceiling, inset downlighters, radiator, built-in double cupboard housing pressurised hot water cylinder and a tall double glazed window to the rear.

BEDROOM 1

coved ceiling with inset downlighters, radiator, double glazed windows to the side and rear, dressing area with fitted dressing table and drawers as well as wardrobe, downlighters, coving, double glazed window.

ENSUITE SHOWER ROOM

fitted with white suite comprising tiled shower cubicle with glazed sliding doors, pedestal wash hand basin and low level dual flush w.c., tiled walls and floor, ceiling with inset downlighters, extractor fan, heated towel rail/radiator, shaver point.

BEDROOM 2

with coved ceiling, radiator, double glazed window to the front.

ENSUITE SHOWER ROOM

tiled shower cubicle, glazed sliding doors, pedestal wash hand basin, low level dual flush

w.c., ceramic tiling to walls and floor, heated towel rail/radiator, ceiling with inset downlighters, extractor fan, shaver point, double glazed window to the side.

BEDROOM 3

with coved ceiling, radiator, double glazed window.

BEDROOM 4

with coved ceiling, access to loft space, radiator, double glazed window.

BEDROOM 5

with coved ceiling, radiator, double glazed window.

FAMILY BATHROOM

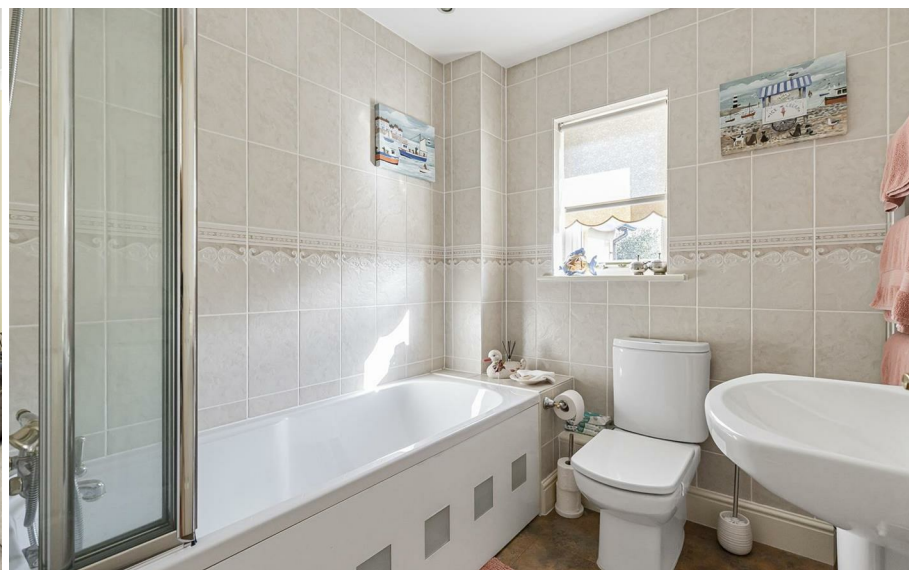
fitted with white suite comprising panelled bath with mixer shower tap with separate shower above with glazed extending shower screen, low level dual flush w.c., pedestal wash hand basin with mixer tap, heated towel rail/radiator, tiling to walls, shaver point, ceiling with inset downlighters, extractor fan, double glazed window to the rear.


OUTSIDE

The property sits in its own delightful grounds with good sized front garden with wrought iron railings, lawned area, pathway with hedging and flowering and shrub beds, block paved driveway and further lawned area to the side with access to DOUBLE GARAGE with a pair of remote control up and over doors, eaves storage, power and light connected.

Rear garden with gated access which is principally laid to lawn with flowering and shrub beds with a large paved patio area. To the side of the house is a fitted timber storage shed.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	84
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



Guide Price £775,000
 Tenure - Freehold
 Council Tax Band - F
 Local Authority - Huntingdon



Approximate Gross Internal Area 1972 sq ft - 184 sq m

Ground Floor Area 987 sq ft – 92 sq m

First Floor Area 985 sq ft – 92 sq m

Garage Area 315 sq ft – 29 sq m



Although Pink Plan Ltd ensures the highest level of accuracy, measurements of doors, windows and rooms are approximate and no responsibility is taken for error, omission or misstatement. These plans are for representation purposes only as defined by RICS code of measuring practise. No guarantee is given on total square footage of the property within this plan. The figure icon is for initial guidance only and should not be relied on as a basis of valuation.



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