

HANNAH CARR

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**3 Yeomans Close
Catworth, Huntingdon
FREEHOLD**

Description

Located in the desirable village of Catworth, this spacious and well-presented detached chalet-style home offers flexible living accommodation and well appointed rooms.

This super home features two/three bedrooms, including a generously sized ground floor bedroom with a modern en-suite shower room—perfect for guests or those seeking single-level living. A bright and welcoming living area, well-appointed kitchen, and versatile reception spaces provide ample room for day-to-day living and entertaining.

Outside, the property benefits from a mature, enclosed rear garden offering privacy and space to relax, along with a single garage and driveway parking for multiple vehicles.

Catworth is a friendly, social village which offers a wonderful community and good local amenities. Within the village there are a wealth of local businesses from a fitness instructor to a refill and local produce shop selling fruit and veg grown on the land. The well regarded car garage means you will never be far from an home start if you need one, and the mobile post van visits every week.

The sports field, pavilion and play area is a well used facility for the kids, or if you want to get involved in the local football or cricket teams. There are also regular groups and classes that run from the village hall which is also available for hire for events.

Catworth is located within easy reach of the A14 and major road and rail links and local schools. A school bus runs to Hinchingsbrooke school and Brington Primary, and the neighbouring village of Kimbolton offers a fantastic independent school and further amenities.

Features

- ✓ Peaceful Cul-de-sac Location
- ✓ Spacious Living Areas
- ✓ Three Double Bedrooms
- ✓ Good Local Schools and Road Links
- ✓ Off Road Parking and Garage
- ✓ Ensuite to Ground Floor
- ✓ Detached, Well Presented Home

Quick Summary

Property Type: Detached House

Bedrooms: 3

Bathrooms: 2

Reception Rooms: 1

Council Tax Band: C



To request a viewing please get in touch:

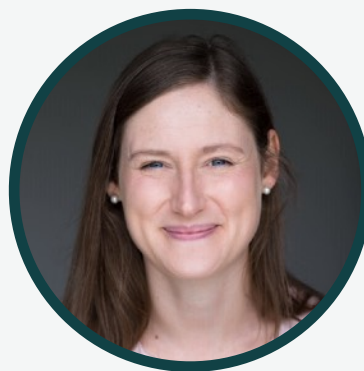


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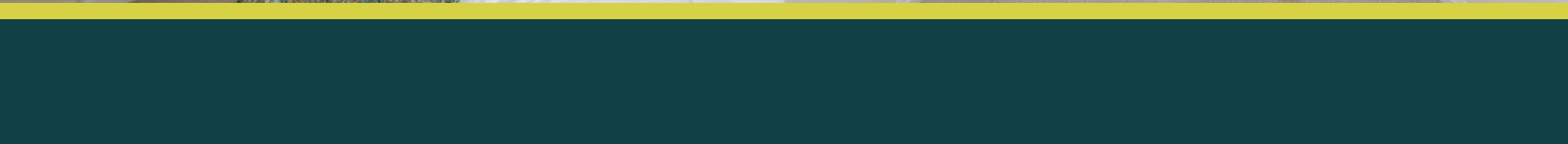
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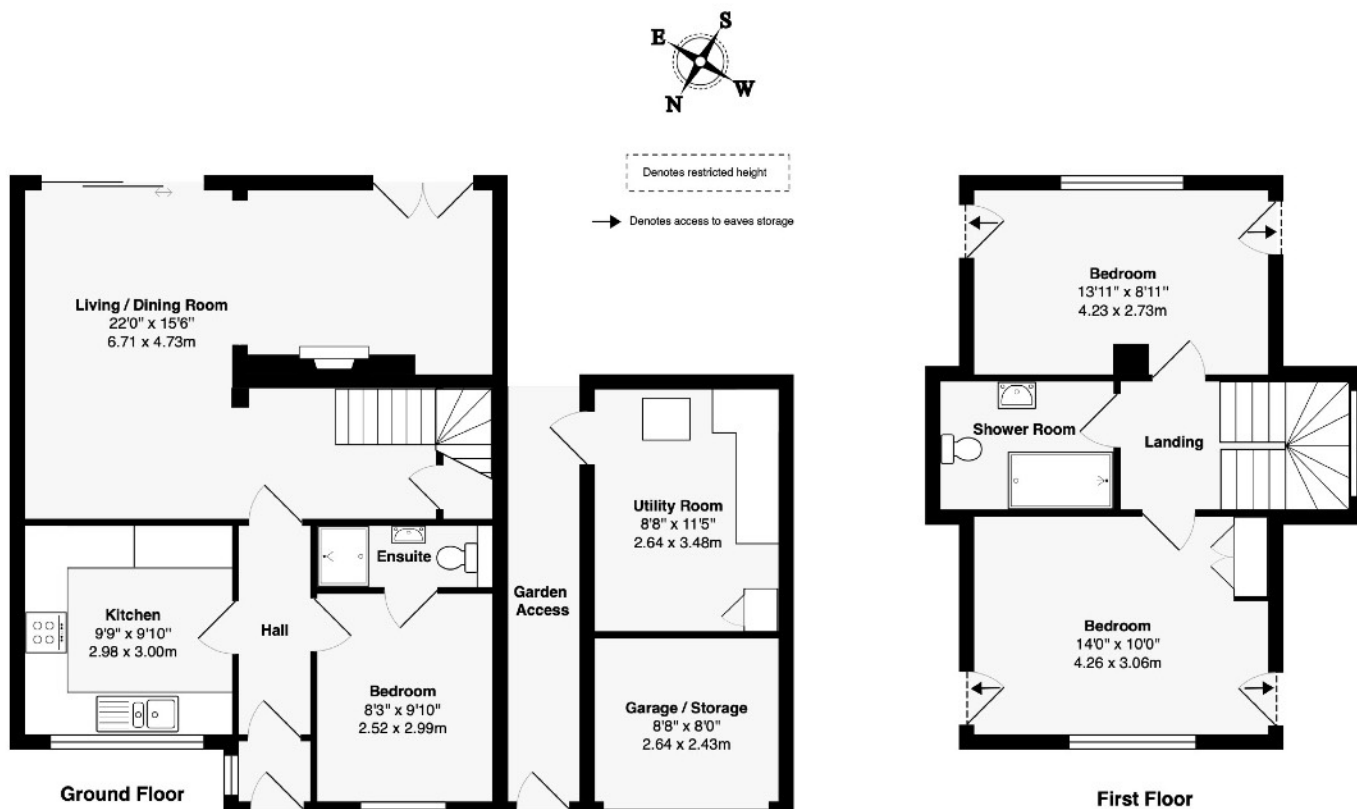












Total Approximate Area: 1163 ft² ... 108.1 m² (excluding garden access)

Floor plans are for layout purposes only and are not intended to be scale drawings.
 All measurements, including window and door openings are approximate and should not be relied upon for valuation purposes.
 Please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.
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Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	59 D	
39-54	E		
21-38	F		
1-20	G		