



**Connells**

Whiston Way  
St. Neots





## Property Description

A beautifully presented four bedroom detached family home situated in an enviable position at the end of a no through road on the popular Loves Farm Development. With three reception rooms, four generous bedrooms and detached garage this is a spacious versatile family home.

Internally the accommodation comprises, entrance hall, cloakroom, dual aspect lounge, study, dining room, kitchen/breakfast room and utility room. Upstairs there are four generous bedrooms, including master with re-fitted en-suite, and family bathroom. Outside the front and rear gardens are low maintenance with the rear being fully enclosed with a gate through to the parking and single garage.

## Entrance Hall

Double glazed door to front. Under-stair cupboard. Radiator. Stairs to upper floor.

## Cloakroom

Double glazed window to side. Low-level WC and wash hand basin. Tiling to wet areas. Radiator.

## Study

10' 2" x 7' 5" ( 3.10m x 2.26m )  
Double glazed windows to front and side.

## Lounge

17' 3" x 10' 6" ( 5.26m x 3.20m )

Double glazed window to front. Two double glazed windows to side. Double glazed French doors to rear. Radiator. Internal glazed double doors. Radiator.

## Dining Room

10' x 9' 6" ( 3.05m x 2.90m )

Double glazed window to side. Radiator. Internal double doors to hallway.

## Kitchen / Breakfast Room

13' 5" x 9' ( 4.09m x 2.74m )

Double glazed windows to rear and side. Double glazed door to garden. Fitted kitchen with wall and base units with worktops over. Tiled splashbacks. One and a half stainless steel sink/drainer. Integrated electric double oven and gas hob. Plumbing for dishwasher. Space for fridge/freezer.

## Utility Room

6' 9" x 6' 4" ( 2.06m x 1.93m )

Double glazed window to side. Base units with worktop over. Stainless steel sink/drainer. Plumbing for washing machine. Space for tumble dryer.

## Landing

Double glazed window to side. Stairs from hallway. Airing cupboard. Access to loft.

## Master Bedroom

17' 3" x 10' 8" max ( 5.26m x 3.25m max )

Dual aspect double glazed windows to front and rear. Built-in wardrobes. Two radiators. Door to en-suite.

### En-Suite

Double glazed window to front. Re-fitted walk-in shower cubicle. low-level WC and wash hand basin set in storage unit. Chrome heated towel rail. Aqua boarding and tiling.

### Bedroom Two

13' 8" x 9' 4" ( 4.17m x 2.84m )

Double glazed window to side and rear. Radiator.

### Bedroom Three

10' 6" x 9' 5" ( 3.20m x 2.87m )

Double glazed window to front. Radiator.

### Bedroom Four

7' 7" x 7' 4" min ( 2.31m x 2.24m min )

Double glazed window to side. radiator.

### Bathroom

Double glazed window to side. Low-level WC, wash hand basin, bath with shower over and glass screen. Extractor. Radiator. Fully tiled.

### Front Garden

Low maintenance front garden laid to slate with some mature shrubs.

### Rear Garden

Fully enclosed landscaped low-maintenance

rear garden. Mainly laid to gravel with patio area. Raised flowerbeds with mature planting.

### Garage

Single garage with up and over door. Power and lighting.



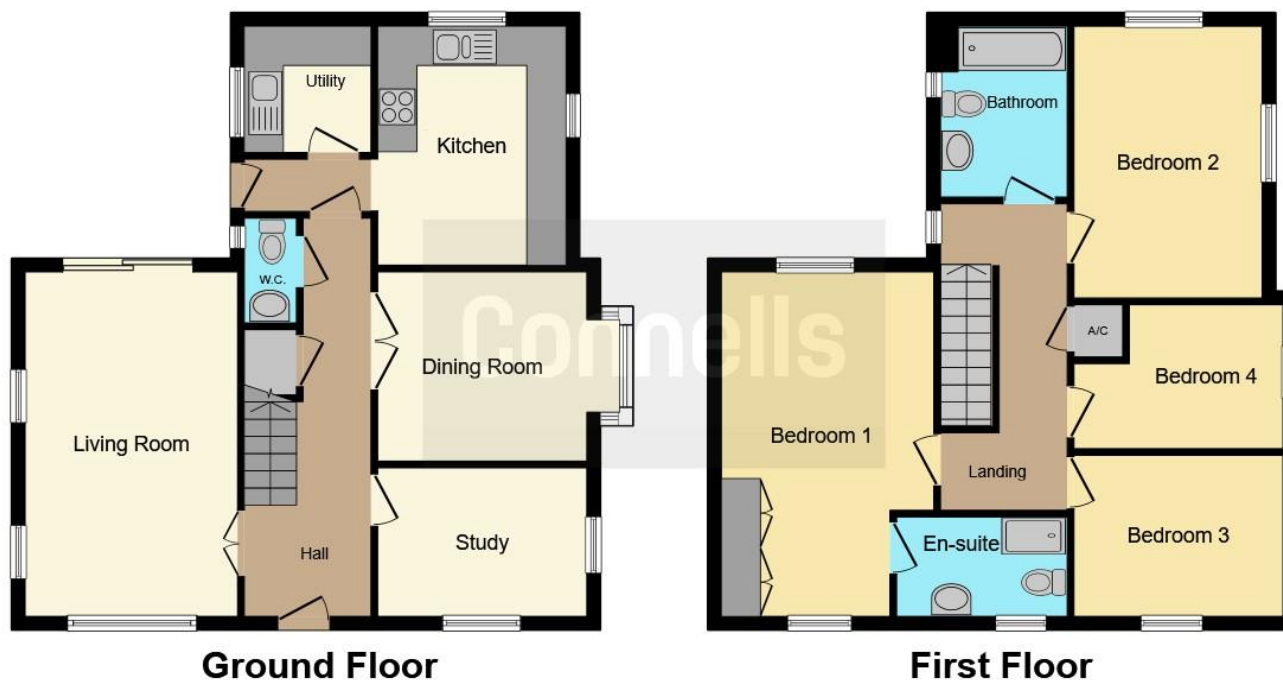












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**EPC Rating: C**

Tenure: Freehold

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