



Connells

Station Road
Catworth Huntingdon



Property Description

A truly beautiful four bedroom home that has been lovingly created by the current owners in the picturesque village of Catworth. With many features including open plan living, utility room, four bedrooms and stunning garden with views over open countryside.

Internally the property now comprises of entrance hall, new downstairs cloakroom, open plan living on the ground floor with extended and newly fitted kitchen/breakfast room with bi-fold doors, lantern light and utility room. Upstairs there are four generous bedrooms over two floors, one of which has the pre-plumbing installed if a further bathroom/en-suite was required and a stunning master bathroom.

Externally the front is laid to gravel providing extensive off road parking. The large rear garden is beautifully landscaped and fully enclosed. It is laid to lawn with a number of separate seating areas specifically designed to make the most of the Sun and the countryside views

Entrance Hall

Oak door to front. Stairs to upper floor.

Cloakroom

New cloakroom with low-level WC and wash hand basin. Heated towel rail. Tiling to splashbacks.

Lounge

20' x 14' 5" (6.10m x 4.39m)

Double glazed window to front. Double glazed patio doors to rear. Electric feature fire-place.

Kitchen / Breakfast Room

15' 5" x 14' 9" (4.70m x 4.50m)

Double glazed window to front. Double glazed bi-fold doors to garden. Newly fitted kitchen with range of wall and base units with complimentary worktops and upstands. Built-in microwave. Inset sink/drain. Integrated dishwasher. Space for "Range" style cooker and American style fridge/freezer.

Utility Room

7' 7" x 5' 11" (2.31m x 1.80m)

Double glazed window to side. Fitted cabinets with worktops over. Plumbing for washing machine.

Landing

Double glazed window to front. Stairs from hallway and stairs to second floor.

Master Bedroom (1st Floor)

13' 7" x 10' 10" (4.14m x 3.30m)

Double glazed window to rear. Radiator.

Bedroom Three (1st Floor)

13' 7" x 8' 8" (4.14m x 2.64m)

Double glazed window to front. Radiator.

Bathroom

Double glazed window to rear. Low-level WC, wash hand basin, freestanding bath and shower cubicle. Tiling to wet areas.

2nd Floor Landing

Stairs from first floor.

Bedroom Two (2nd Floor)

16' 7" x 15' 5" (5.05m x 4.70m)

Double glazed window to rear. Two double glazed rooflights to front. Radiator.

Bedroom Four (2nd Floor)

7' 10" x 6' 11" (2.39m x 2.11m)

Double glazed window to rear. Radiator. Advised by vendor that pre-plumbing installed if change required to en-suite for bedroom two.

Front Garden

Gravel driveway offering ample off-road parking.

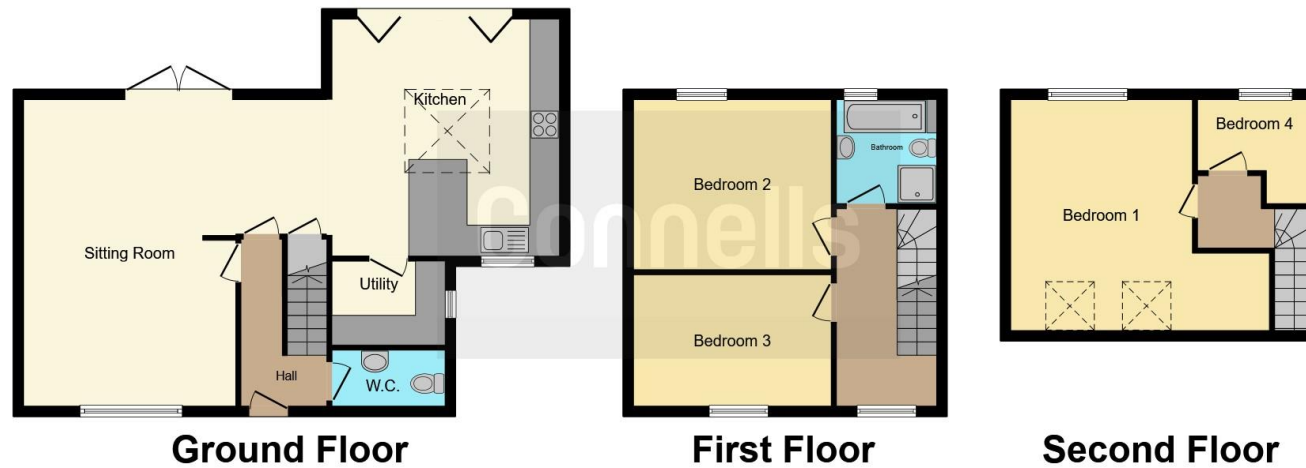
Rear Garden

Fully enclosed beautifully landscaped rear garden backing on to open countryside. Mostly laid to lawn with separate seating areas.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

To view this property please contact Connells on

T 01480 218 868
E stneots@connells.co.uk

26 Market Square
 ST. NEOTS PE19 2AF

EPC Rating: D

Tenure: Freehold

view this property online connells.co.uk/Property/SNT305552



1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

Connells Residential is registered in England and Wales under company number 1489613, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

See all our properties at www.connells.co.uk | www.rightmove.co.uk | www.zoopla.co.uk

Property Ref: SNT305552 - 0005