



Connells

Town Orchard
Southoe St. Neots



Property Description

Entrance Porch

Double glazed door to front. Internal doors to hallway, cloakroom and garage.

Entrance Hall

Stairs to upper floor. Understair storage with additional storage under lower section of stairs. Radiator.

Cloakroom

Double glazed window. WC and wash hand basin set in storage unit. Radiator.

Lounge 19' 11" x 10' 11" (6.07m x 3.33m)

Double glazed window to front. Wood burner fire-place set in brick surround. Radiator and contemporary wall mounted radiator. Double glazed French doors to conservatory.

Conservatory 11' 5" x 10' 1" (3.48m x 3.07m)

UVPC and brick construction with double glazed window surround. Double glazed French doors to garden. Plastic roof with lighting and power. Radiator and air-con unit.

Dining Room 9' 10" x 9' 4" (3.00m x 2.84m)

Double glazed window overlooking rear garden. Radiator.

Kitchen 12' 10" x 8' 9" (3.91m x 2.67m)

Double glazed window to rear. Modern country style kitchen with base and wall units with worktops over. Inset sink / drainer. Space for range oven unit with built in extractor fan overhead. Plumbing for dishwasher.

Utility Room 7' 7" x 6' 6" (2.31m x 1.98m)

Double glazed window and door to side garden. Modern country style units. Space for fridge/freezer. Inset sink.

Second Utility Room 8' 6" x 8' 3" (2.59m x 2.51m)

Within garage section, floor and wall units offering space for multiple appliances. Sink, lighting and electric points.

Landing

Double glazed window. Split staircase from lower floor. Storage cupboard housing Mega-Flow system. Additional storage cupboard with shelving and a further larger storage cupboard. Access to part boarded loft with loft ladder and lighting.

Master Bedroom

13' 5" x 9' 7" (4.09m x 2.92m)

Double glazed window to rear. Twin built-in wardrobes. Radiator.

En-Suite

Double glazed window. Modern show room consisting of WC, wash hand basin and shower unit with glass door and electric shower unit. Towel radiator, shaver point.

Bedroom Two

16' 7" max x 16' 2" (5.05m max x 4.93m)

Two double glazed windows within eaves, two radiators.

Bedroom Three

11' 1" x 10' 6" (3.38m x 3.20m)

Double glazed window overlooking rear garden, built-in wardrobe, radiator.

Bedroom Four

11' 1" max x 9' 3" (3.38m max x 2.82m)

Double glazed window, built-in wardrobe, radiator.

Bedroom Five

7' 6" x 6' 9" (2.29m x 2.06m)

Double glazed window overlooking the rear garden, built-in wardrobe, radiator.

Bathroom

Good sized bathroom consisting of WC, wash hand basin and large Jacuzzi bath. Towel radiator, shaver point, extractor fan, Velux DG skylight within eaves, further radiator.

Front Garden

Driveway offering parking for two vehicles leading to garage with up and over door and additional parking for one vehicle to side driveway.

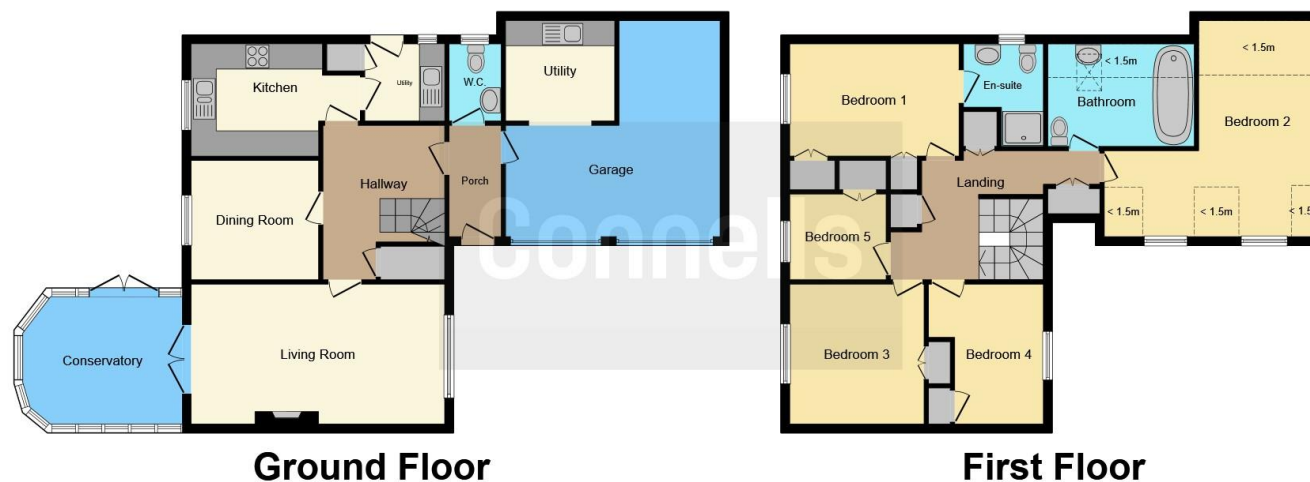
Rear Garden

Enclosed rear garden with side area offering side access and access to side driveway. Storage area and electric heat pump. Rear garden mainly laid to lawn with established borders and patio area. Further corner patio area. (Decommissioned oil tank). Garden shed.









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

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Tenure: Freehold

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