

ten sales &
lettings

office: 01480 274310

email: info@tenpropertyagents.co.uk



15, Wilcox Drive, St. Neots, PE19 0AE

Bedrooms: 4 Bathroom: 3

Offers in Excess of £510,000

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Property Features

- DETACHED
- ONLY TWO YEARS OLD
- LABC WARRANTY
- FOUR DOUBLE BEDROOMS
- TWO EN-SUITES
- DRIVEWAY AND GARAGE
- BI-FOLD DOORS
- CLOSE TO STATION



This fantastically presented four bedroom detached home is situated on the popular and up & coming 'Wintringham' development. The Morris homes built property was only completed in 2022, still benefitting from 8 years LABC and is located close by to charming green spaces, 'good' rated schools, local amenities, mainline train station and great road links.

The superb family home really has no compromises, with dual zone central heating, fibre broadband, a house alarm, a driveway for multiple vehicles to the front, a downstairs cloakroom and utility room, a generously sized kitchen/dining/family room with bi-fold doors to the rear garden, en-suites to two out of the four bedrooms and much, much more.



Room Details & Dimensions

Entrance Hall

Double glazed door to front. Doors to garage, lounge, cloakroom and kitchen/dining/family room. Understairs storage cupboard. Radiator.

Cloakroom

3' 2" x 5' 7" (0.96m x 1.70m)

Low level WC. Wash hand basin vanity unit. Extractor. Radiator.

Lounge

15' 1" x 12' 7" (4.59m x 3.83m)

Double glazed window to front. Two radiators.

Kitchen/Family Room

29' 9" x 13' 1" (9.06m x 3.98m)

Double glazed window to rear. Double glazed bi-fold doors leading to rear garden. Kitchen with wall and base units, Quartz worktops, sink drainer and island. Integrated NEFF appliances such as a fridge/freezer, dishwasher, electric double oven, gas hob and extractor. Two radiators.

Utility room

6' 8" x 5' 5" (2.03m x 1.65m)

Double glazed door to side. Base units and Quartz worktop with sink drainer. Space for under counter appliance. NEFF Washer/dryer machine. Extractor fan. Radiator.

Landing

Stairs from hallway. Doors to all bedrooms and bathroom. Airing cupboard. Double glazed window to front. Access to loft which has a light, power and is partially boarded for storage.



Bedroom One

15' 6" x 12' 8" (4.72m x 3.86m)

Double glazed doors on Juliet balcony to front. Two radiators. Built in wardrobes. Door to en-suite.

En-suite

11' 9" x 4' 0" (3.58m x 1.22m)

Double glazed window to side. Low level WC. Wash hand basin. Shower cubicle. Shaver point.

Bedroom Two

11' 9" x 10' 7" (3.58m x 3.22m)

Double glazed window to rear. Radiator. Built in wardrobe. Door to en-suite.

En-suite two

9' 0" x 3' 3" (2.74m x 0.99m)

Double glazed window to side. Low level WC. Wash hand basin. Shower cubicle. Shaver point.

Bedroom Three

12' 1" x 10' 4" (3.68m x 3.15m)

Double glazed window to front. Radiator.

Bedroom Four

12' 1" x 9' 7" (3.68m x 2.92m)

Double glazed window to rear. Radiator.

Bathroom

7' 6" x 6' 4" (2.28m x 1.93m)

Double glazed window to rear. Bath with mixer taps and shower over. Low level WC. Wash hand basin vanity unit. Radiator.



Garage

19' 6" x 9' 8" (5.94m x 2.94m)

Garage with power, lighting and up & over door to driveway.
Door to entrance hall.

Front

Block paved driveway for two vehicles. Electric car charging point. Lawn area with shrub border. Gated side access leading to rear garden.

Rear Garden

Fence enclosed, laid to lawn garden with large patio area immediately outside kitchen/family room, with feature pergola. Small patio area in corner of the garden. Shrub border surrounding garden. Summerhouse. Side access leading to driveway.





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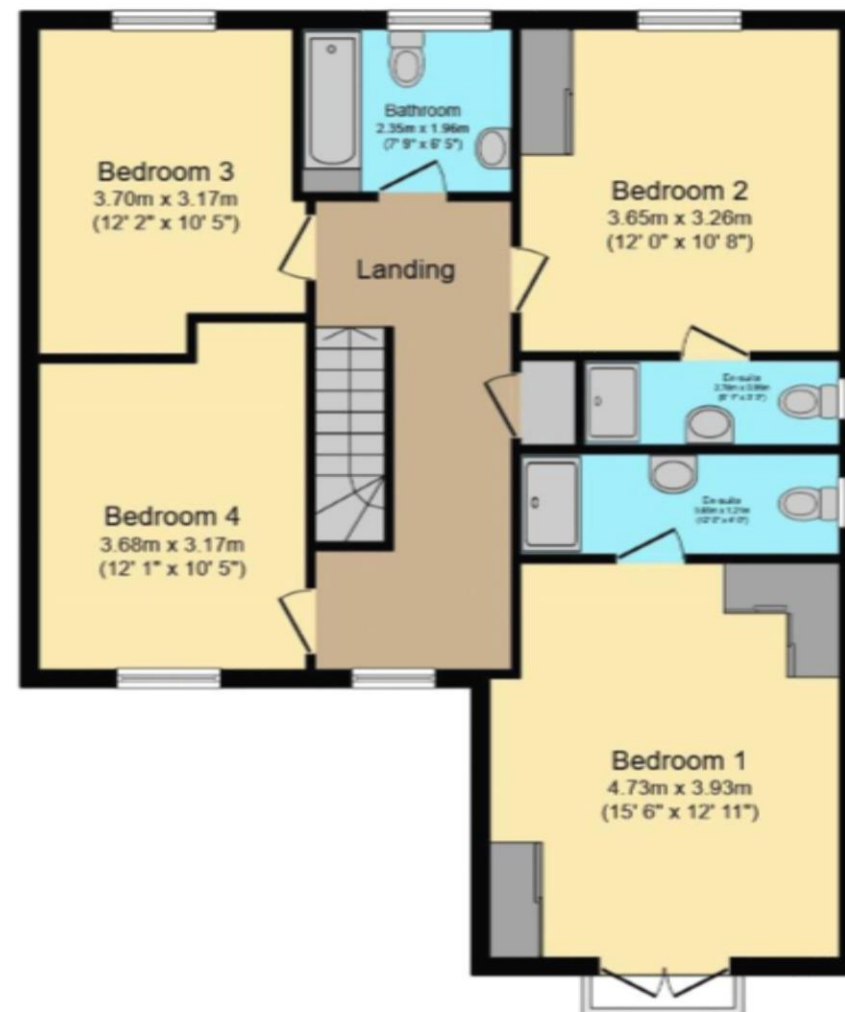
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Floorplan



Ground Floor

Floor area 88.4 sq.m. (951 sq.ft.)



First Floor

Floor area 85.0 sq.m. (915 sq.ft.)

TOTAL: 173.3 sq.m. (1,866 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io

Council Tax Band: E
 Local Schools: Wintringham Primary School
 EPC Rating: B
 Tenure: Freehold
 Term Remaining: n/a

Property Misdescriptions Act 1991

The Agent has not tested any electrics, central heating systems, apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is therefore advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. These particulars do not form part of any contract.

Measurements are believed to be correct within 5 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

