

ten sales &
lettings

office: 01480 274310

email: info@tenpropertyagents.co.uk



47a Ackerman Street, Eaton Socon, St. Neots, PE19 8HR

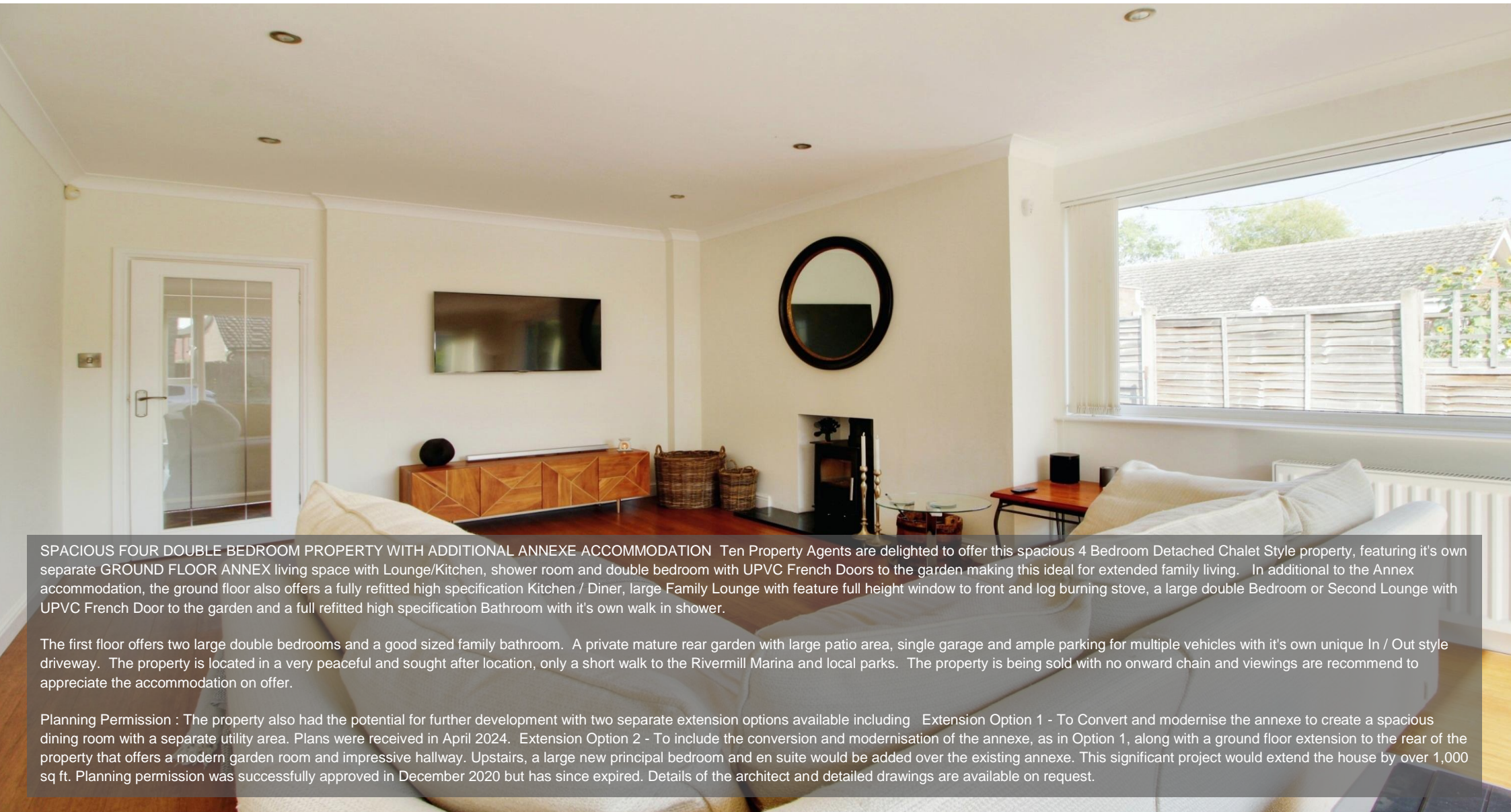
Bedrooms: 4 Bathroom: 3

£625,000

experience better

Property Features

- **FOUR DOUBLE BEDROOMS**
- **ANNEXE ACCOMMODATION**
- **QUIET PEACEFUL LOCATION CLOSE TO EATON SOCON MARINA**
- **TWO SPACIOUS FAMILY BATHROOMS**
- **PRIVATE REAR GARDEN**
- **IN / OUT DRIVEWAY WITH DETACHED GARAGE**
- **REFITTED KITCHEN / DINING ROOM**
- **CHAIN FREE**



SPACIOUS FOUR DOUBLE BEDROOM PROPERTY WITH ADDITIONAL ANNEXE ACCOMMODATION Ten Property Agents are delighted to offer this spacious 4 Bedroom Detached Chalet Style property, featuring it's own separate GROUND FLOOR ANNEX living space with Lounge/Kitchen, shower room and double bedroom with UPVC French Doors to the garden making this ideal for extended family living. In addition to the Annex accommodation, the ground floor also offers a fully refitted high specification Kitchen / Diner, large Family Lounge with feature full height window to front and log burning stove, a large double Bedroom or Second Lounge with UPVC French Door to the garden and a full refitted high specification Bathroom with it's own walk in shower.

The first floor offers two large double bedrooms and a good sized family bathroom. A private mature rear garden with large patio area, single garage and ample parking for multiple vehicles with it's own unique In / Out style driveway. The property is located in a very peaceful and sought after location, only a short walk to the Rivermill Marina and local parks. The property is being sold with no onward chain and viewings are recommend to appreciate the accommodation on offer.

Planning Permission : The property also had the potential for further development with two separate extension options available including Extension Option 1 - To Convert and modernise the annexe to create a spacious dining room with a separate utility area. Plans were received in April 2024. Extension Option 2 - To include the conversion and modernisation of the annexe, as in Option 1, along with a ground floor extension to the rear of the property that offers a modern garden room and impressive hallway. Upstairs, a large new principal bedroom and en suite would be added over the existing annexe. This significant project would extend the house by over 1,000 sq ft. Planning permission was successfully approved in December 2020 but has since expired. Details of the architect and detailed drawings are available on request.



Family Lounge with Log Burning Stove and Feature Window

Room Details & Dimensions

Entrance Hallway 17' 9" x 5' 4" (5.41m x 1.62m)

Covered porchway leading to UPVC entrance door into main hallway, featuring parquet flooring throughout, radiator, BT point and access to downstairs living accommodation. Under stair cupboard with electric supply and light. Stairs leading to first floor landing.

Living Room 21' 6" x 12' 1" (6.55m x 3.68m)

Impressive sized living room with double doors leading to kitchen / diner, floor to ceiling UPVC window to front aspect, UPVC window to side aspect, parquet flooring, log burning stove.

Kitchen / Dining Room / Utility 15' 1" x 15' 6" (4.59m x 4.72m)

Fully refitted with an extensive range of contemporary cream gloss eye and base units with large cutlery and pan drawers, with chrome handles, wooden effect work surface and glass splashback throughout.

White ceramic sink unit with chrome mixer tap. Integrated Fridge / Freezer, space for dishwasher, NEFF Double Oven/Grill and stainless steel NEFF extractor hood and glass splashback to induction hob. LED lighting to ceiling, pelmets and plinths. Separate utility area housing space for washing machine and additional storage with stainless steel sink and chrome mixer tap over. Separate matching units housing pressurised heating system and boiler.

Additional store cupboard and space for seated area for 4 - 6 chairs. Ceramic tiled under floor heating throughout.



Family Bathroom *10' 4" x 8' 4" (3.15m x 2.54m)*

A wonderful and spacious family bathroom fully refitted with contemporary style suite featuring a freestanding bath with chrome Axor multi function wall mounted hand shower, large vanity unit with sunken sink and chrome taps, spacious walk in shower with Axor wall mounted controls for handset and rainforest shower function.

Fully tiled with feature LED lighting and chrome towel rail heater. Large mirror with back / mood lighting, contemporary WC with wall mounted chrome flush controls.

Reception Room / Bedroom *13' 9" x 12' 0" (4.19m x 3.65m)*

A ground floor reception room which has been used as a large double bedroom featuring UPVC double French doors leading to garden.

Annexe / Studio Accommodation *20' 0" x 10' 0" (6.09m x 3.05m) Approx*

Separate living accommodation to the side of the property offers a well designed kitchen/lounge area with a range of wall and base level units, plumbing for washing machine, oven and hob with stainless steel sink and tiled splashback. Space for fridge freezer and breakfast bar.

Lounge area with TV point and large UPVC window to front aspect. Shower room with shower cubicle, wash hand basin and low level WC, radiator. Bedroom - Private access to Bedroom with UPVC French doors to rear garden.

Annex Bedroom *13' 9" x 12' 0" (4.19m x 3.65m)*

Double bedroom featuring UPVC double French doors leading to garden. Fitted storage units, electrical points and radiator. Access to this room via Annexe living accommodation or main house.



First Floor Landing

Stairs leading to first floor landing with headroom restrictions.

Bedroom Three 14' 1" x 15' 3" (4.29m x 4.64m)

Large double bedroom featuring UPVC window to front aspect, space for dressing area with triple built in wardrobe. Eaves storage.

Bedroom Four 14' 1" x 12' 0" (4.29m x 3.65m)

Double bedroom featuring UPVC window to rear aspect, electrical sockets, radiator. Eaves storage.

1st Floor Bathroom 9' 8" x 8' 8" (2.94m x 2.64m)

Impressive Victorian style freestanding bathtub with vintage style chrome hand held shower mixer taps. Low level WC and wash hand basin and chrome mixer taps in matching vintage style white ceramic. chrome towel heater/radiator, wood effect flooring, LED lighting and Velux roof window.

Rear Garden

Large block paved patio / eating area with access to private door to garage and side gate to driveway. Timber framed arch leading to large lawn area surrounded by a mixture of shrubs and trees. Timber pergola to the side with mature vines over.

Front Garden & Parking

Offering an In / Out access style driveway allowing easy access and additional parking for multiple vehicles. Garage and covered parking area.

The front aspect is surrounded by mature trees and shrubs with external lighting and outside tap connection.





Spacious Kitchen Diner

experience better



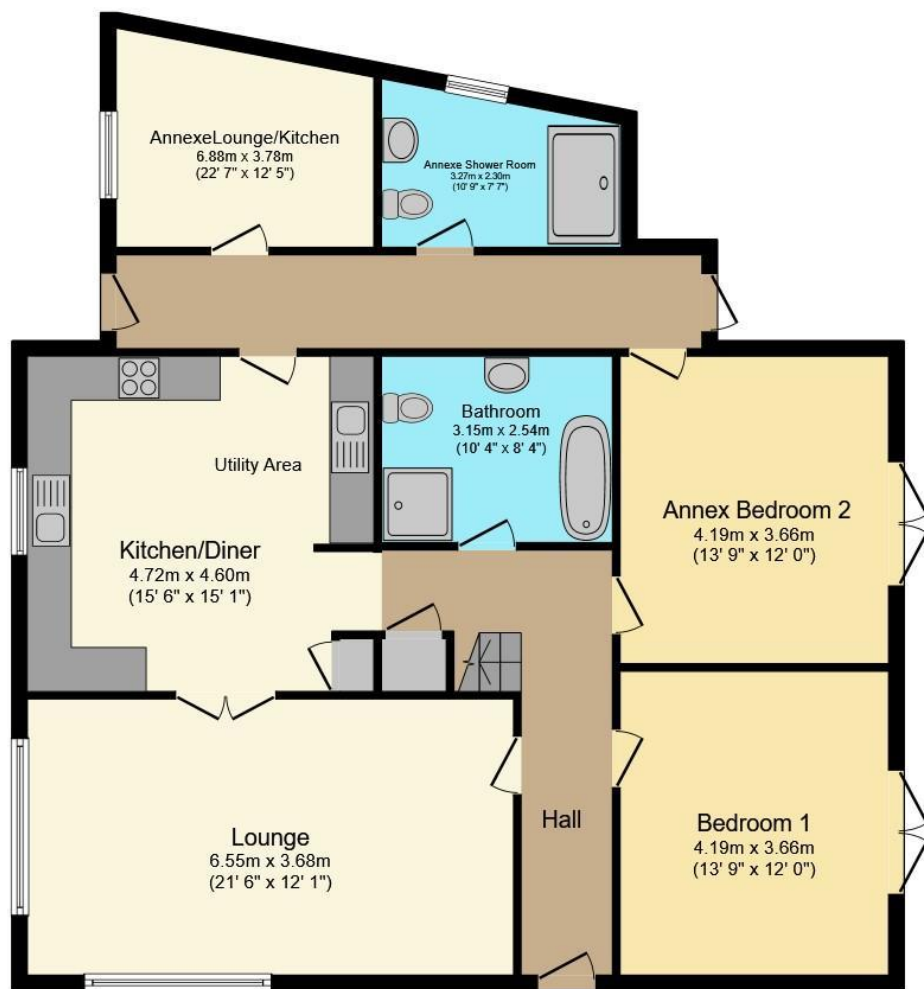
Annex providing Lounge/Kitchen/Shower Room and Bedroom





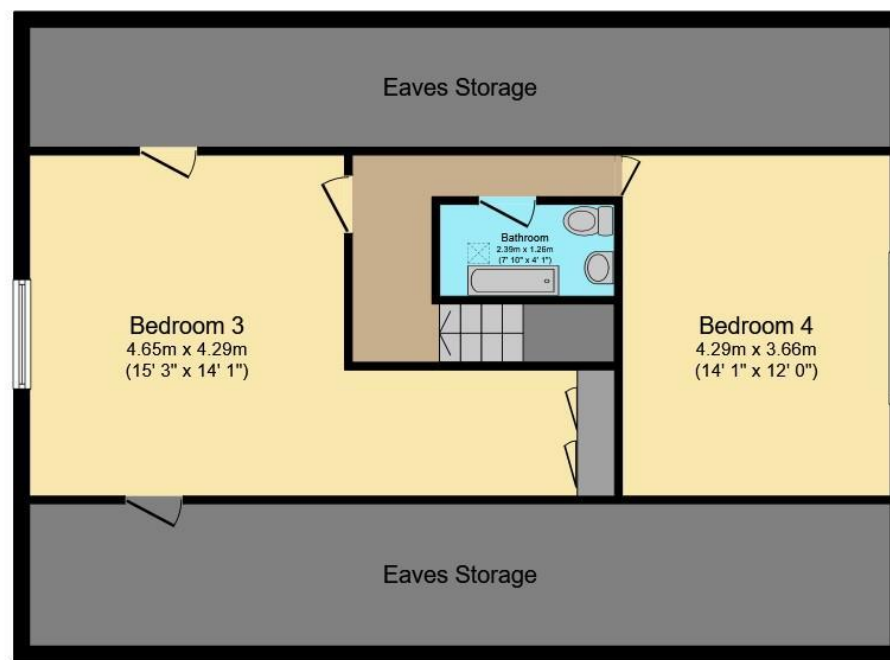


Floorplan



Ground Floor

Floor area 126.7 sq.m. (1,363 sq.ft.)



First Floor

Floor area 56.8 sq.m. (612 sq.ft.)

TOTAL: 183.5 sq.m. (1,975 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: D
EPC Rating: D
Tenure: Freehold

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.