

ten sales &
lettings

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3 Waterloo Close, Abbotsley Village, PE19 6UX

Bedrooms: 5 Bathroom: 2

Offers Over £800,000

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Property Features

- STUNNING 5 BEDROOM DETACHED HOUSE
- HALF ACRE REAR GARDENS WITH FIELD VIEWS & SECTION FOR ANIMALS
- EXTENDED FAMILY LOUNGE / DINER WITH BI FOLD DOORS TO GARDENS
- PURPOSE BUILT GARDEN OFFICE IDEAL FOR HOME BUSINESS
- DOWNSTAIRS DOUBLE BEDROOM WITH WET ROOM
- CONTEMPORARY FOUR PIECE BATHROOM SUITE
- SOUGHT AFTER VILLAGE LOCATION
- CHAIN FREE



Ten Property Agents are delighted to offer for sale this wonderful 5 Bedroom Detached family home with a range of unique features including: A wonderful 0.54 (approx) acre rear garden with unspoilt views of countryside to the rear, along with purpose built Home Office, ideal for a Therapy Room or Office style business. A spacious vaulted ceiling family room (19.4ft x 16.4ft) with bi fold doors to the gardens and double doors to a large decking area and Spa Pool. Large downstairs Bedroom with Wet Room/WC, ideal for additional family members or large Playroom.

The property also offers a modern shaker style Kitchen, Dining Room, Lounge and 4 good size bedrooms with modern four-piece family bathroom. Located in the sought after Village of Abbotsley, just a short distance from St Neots Mainline Stations (London St Pancras 46 minutes) and the A428 to Cambridge 25 minutes. The property also benefits from Solar Panel energy and a newly installed Oil boiler. The property is sold with no onward chain and viewing is highly recommended to appreciate both the spacious accommodation and exceptionally rare garden plot.



A superb family room with vaulted ceiling and bi folding doors to extensive gardens.

Room Details & Dimensions

Inner Hallway

UPVC door leading to inner hallway with UPVC door into main entrance hall.

Entrance Hall

Door into entrance hall with stairs to first floor, feature window to front and enclosed under stair storage.

Kitchen 12' 4" x 11' 7" (3.76m x 3.53m)

Modern shaker style base and eye level units with integrated Dishwasher, Ceramic Hob and Oven. Elica Extractor Hood and LED strip lighting.

Enclosed space for American style Fridge / Freezer. Stone flooring leading into extended family / garden room and Utility / Bedroom access.

Family Garden Room 19' 4" x 16' 4" (5.89m x 4.97m)

An impressive spacious Family Entertainment room with stunning Bi Folding doors opening onto the garden patio and views covering the full garden and fields beyond.

With stone flooring, radiators, fixed table and seating area, glazed side and double doors to decking section and skylight roofline, this truly is a wonderful room to enjoy both day and night.

Inner Hall

Leading from the Kitchen into a second inner hallway with access to:



Utility Room *9' 6" x 5' 9" (2.89m x 1.75m)*

Plumbing for washing machine, Sauna room and door to garden.

Cloakroom

White WC and wash hand basin, radiator and extractor.

Bedroom 5 / Office / Playroom *16' 8" x 14' 4" (5.08m x 4.37m)* *Into L Shape*

A fabulous space for additional family living with its own wet room and WC. Wood effect flooring, two side windows, TV point and ample space for both Sofa, Bed and Wardrobes. Feature ceiling lights, and radiators, this room would also make a superb office or playroom.

Wet Room *7' 2" x 5' 8" (2.18m x 1.73m)*

Large walk in shower space, wash basin and WC. Wet room flooring with drain off, radiator and extractor.

Dining Room *12' 4" x 10' 1" (3.76m x 3.07m)*

Double doors leading from the Hallway into Dining Room with UPVC french doors leading to rear patio space. Radiator.

Lounge *18' 6" x 12' 5" (5.63m x 3.78m)*

Bay window to front, fireplace, window to rear and radiator.

First Floor Landing

Stairs to first floor landing with loft access and window to front.

Bedroom One *12' 8" x 12' 5" (3.86m x 3.78m)*

Large double bedroom with fitted wardrobes and dual aspect windows to rear and side aspects.



Bedroom Two 11' 1" x 10' 7" (3.38m x 3.22m)

Double bedroom with fitted wardrobes, radiator and window to rear.

Bedroom Three 10' 7" x 8' 9" (3.22m x 2.66m)

Double bedroom with window to rear and radiator.

Bedroom Four 9' 7" x 7' 6" (2.92m x 2.28m)

Double bedroom with window to front and radiator.

Bathroom 12' 6" x 5' 3" (3.81m x 1.60m)

Four piece bathroom suite comprising of ceramic bath tub with chrome wall mounted taps, vanity wash basin, wc, walk in double shower cubicle, window to front and LED ceiling lighting. Ceramic tiled flooring and chrome towel rail heater. Under floor heating and LED Lighting controls.

Garden Office 19' 1" x 18' 2" (5.81m x 5.53m) into L shape

A purpose built composite panelled garden office with UPVC double doors and feature side window. Wood effect flooring and heater.

A superb location for any home business with it peaceful location. Ideal for Therapy Room or Office work.





Bi Folding doors onto an extensive stone patio and mature gardens of circa 0.5 acres.

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Modern shaker style kitchen with integrated dishwasher and American Fridge Freezer.



*Mature family gardens with additional space for
Animals and purpose-built home office.*

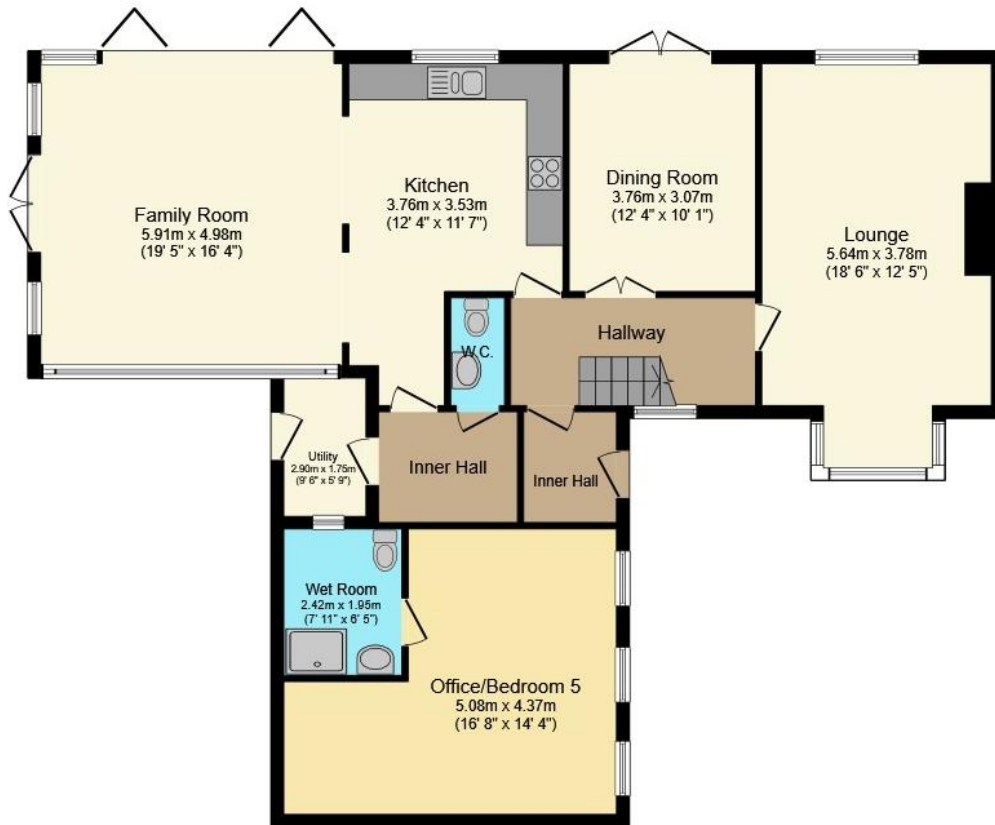




Contemporary style four-piece bathrooms with walk in shower and under floor heating.

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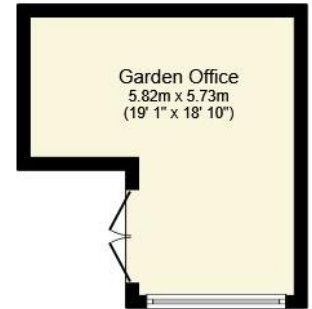
Floorplan



Ground Floor



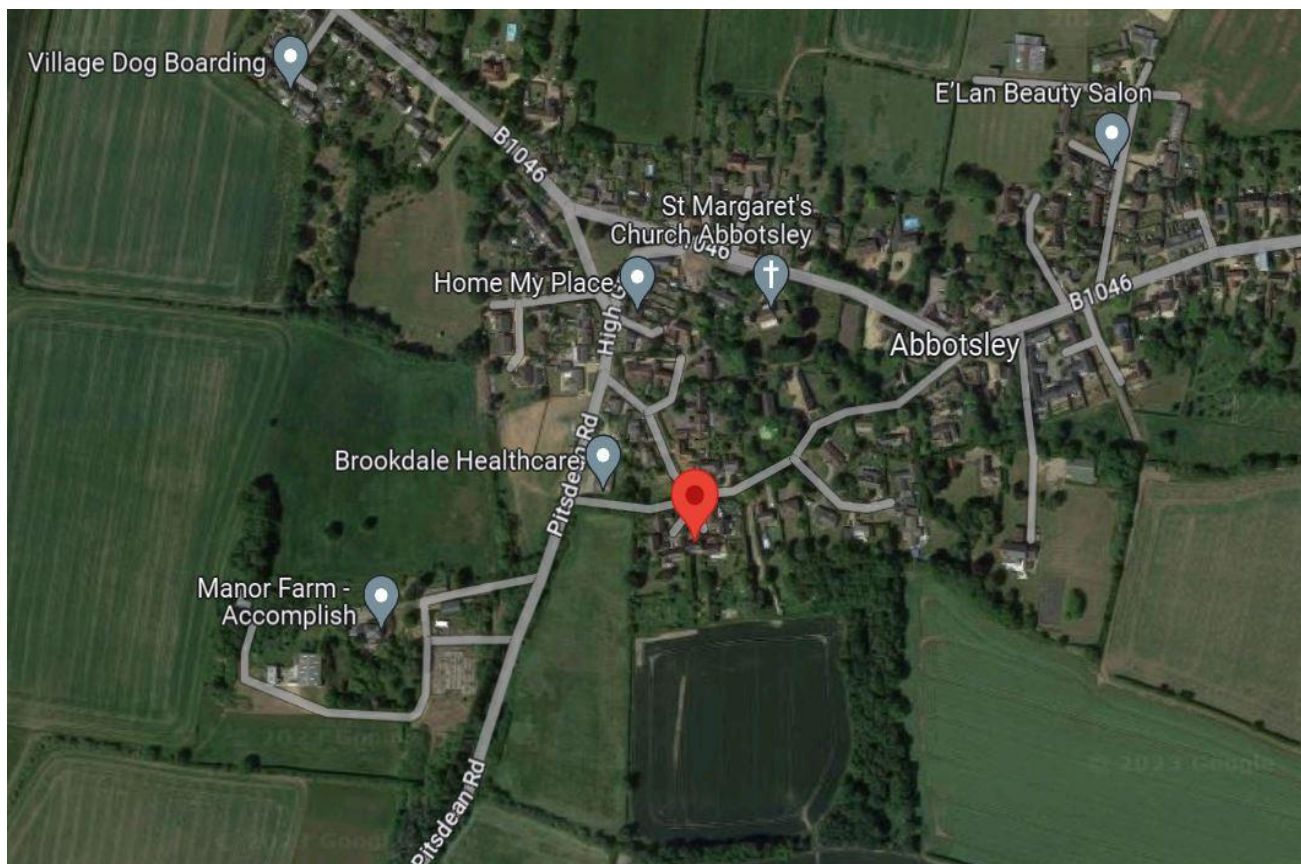
First Floor



Outbuilding

Total floor area 200.1 sq.m. (2,154 sq.ft.) approx

This plan is for illustration purposes only and may not be representative of the property. Plan not to scale. Powered by PropertyBox



Council Tax Band: F
EPC Rating: C
Tenure: Freehold
Train Station: 1.5 Miles (St Pancras 46 mins)
Heating: Oil Central Heating
Energy: Solar Panel

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.