

**ten** sales &  
lettings

office: 01480 274310

email: [info@tenpropertyagents.co.uk](mailto:info@tenpropertyagents.co.uk)



**23 Field Gate Close, St. Neots, PE19 6DG**

**Bedrooms: 5 Bathroom: 3**


**£625,000**

**experience better**



# Property Features

- OPEN COUNTRYSIDE VIEWS TO FRONT
- OPEN PLAN KITCHEN DINER FAMILY ROOM
- LARGE DOUBLE GARAGE (Currently Sound Proof Studio)
- PURPOSE BUILT GARDEN HOME OFFICE
- 5 SPACIOUS DOUBLE BEDROOMS
- DRIVEWAY FOR MINIMUM OF FOUR CARS
- WALKING DISTANCE OF TRAIN STATION
- MASTER BEDROOM WITH DRESSING ROOM & EN SUITE



\*\*\* EXECUTIVE 5 DOUBLE BEDROOM PROPERTY WITH OPEN COUNTRYSIDE VIEWS \*\*\* Ten Property Agents are delighted to offer this wonderful spacious family home with many unique features including: Five spacious double bedrooms, two of which offer stunning dual aspect windows with open views across open countryside. Lovely contemporary fitted kitchen with integrated appliances leading into an open plan dining area and additional seating area, ideal for entertaining with large groups. A family lounge with dual aspect windows. A master bedroom with walk through dressing area and fitted wardrobes to either side, leading through to en-suite shower room. Family bathroom and 2nd floor shower room. The outside space also offers features including: A large double garage with newly installed electric door providing storage space as the current owners have created a spacious Sound Proofed Studio with Air conditioning), ideal for multiple options. A second garden modular office with glazed panel sides and private door. Private driveway with space for 4-5 cars. The property is located within walking distance of St Neots train Station, and has easy access to walking/cycle routes and Prior Park. Viewing is highly recommended to appreciate the accommodation, space and features this property offers.





*Open plan family space and dining area leading to gardens.*



# Room Details & Dimensions

## Entrance Hall

Oak effect Karndean flooring. Radiator. Under stairs storage space with fitted drawers, doors leading to lounge, cloakroom and kitchen / dining / family room. Stairs leading to first floor.

## Lounge 17' 1" x 11' 5" (5.20m x 3.48m)

Dual aspect windows one being bay fronted. Oak effect Karndean flooring. Radiator.

## Cloakroom

Fitted with a two piece suite comprising of low level WC with push button flush and wall hung hand basin with mixer tap & tiled splash back. Tiled floor.

## Kitchen 14' 5" x 10' 6" (4.39m x 3.20m)

Fitted with a range of white contemporary style base and eye level units with gloss black granite work surface. Double stainless steel sunken sink and drainer.

Smeg electric hob with newly installed wall mounted extractor (extracting outside), oven, integrated microwave, fridge & freezer and integrated dishwasher. Radiator, UPVC double glazed window to front aspect, oak effect Karndean flooring and open plan access into dining area.

## Dining / Family Room 20' 8" x 8' 10" (6.29m x 2.69m)

Oak effect Karndean flooring. Space for large dining table, UPVC windows to side & rear aspects and sliding doors onto garden. Separate space for sofa and TV, door leading to utility room.

## Utility Room 8' 8" x 5' 11" (2.64m x 1.80m)

Oak effect Karndean flooring. Space for washing machine & dryer. Single sink with mixer tap. Radiator. UPVC door providing access to garden and store cupboard.





## Stairs & Landing

UPVC double glazed window to front aspect overlooking fields. Radiator. Storage cupboard. Doors leading to three bedroom and family bathroom. Stairs leading to second floor.

## Master Bedroom *12' 6" x 10' 10" (3.81m x 3.30m)*

Dual aspect UPVC double glazed windows to side and front providing views overlooking countryside. Radiator and open plan access into dressing room.

## Dressing Room *10' 10" x 5' 11" (3.30m x 1.80m)*

Contemporary style double fitted wardrobes to either side with newly fitted doors leading to en-suite.

## En Suite

Double shower cubicle with chrome wall mounted shower controls. Glass sliding door. Two piece suite comprising of low level wc with push button flush and wall hung sink with mixer tap.

Tiled walls and floor. Chrome effect heated towel rail and UPVC double glazed window to rear aspect.

## Bedroom 2 *12' 2" x 11' 10" (3.71m x 3.60m)*

UPVC double glazed window to front aspect and bay window to side aspect. Radiator and contemporary style double wardrobe with sliding doors.

## Bedroom 3 *10' 11" x 10' 6" (3.32m x 3.20m)*

UPVC double glazed window to rear aspect. Radiator. Wood effect flooring. Fitted storage unit to one wall.

## Bathroom

UPVC double glazed window to rear aspect. Fitted with a three piece suite comprising of panelled bath with chrome effect shower & glass screen, wall hung wash basin with mixer tap and low level WC with push button flush. Tiled walls and floor. Chrome effect heated towel rail.





**Stairs & Landing**

Skylight to rear aspect, radiator. Eaves storage. Doors providing access to two bedrooms and shower room.

**Bedroom 4** 16' 5" x 11' 6" (5.00m x 3.50m)

UPVC double glazed window to front aspect. Radiator. Skylight to rear aspect. Fitted storage unit to one wall.

**Bedroom 5** 16' 5" x 9' 10" (5.00m x 2.99m)

UPVC double glazed window to front aspect. Radiator. Skylight to rear aspect and store cupboard.

**Shower Room**

Double shower cubicle with chrome effect wall mounted shower. Glass sliding door. Two piece suite comprising of low level WC with push button flush and wall hung sink with mixer tap. Tiled walls and floor. Chrome effect heated towel rail.

**Front Garden**

Lawn area and established borders. Gated access from driveway leading to the rear garden.

**Home Office (Garden)**

Purpose built home office with power and lighting. Wood effect flooring.

**Garage (Converted To Sound Proof Studio)**

A large double garage with newly installed electric door to front providing storage space.

The garage has been converted internally to provide a fully sound proofed studio with Air Conditioning, power and light.

**Parking**

A private driveway with cast iron railings offers off road parking for a minimum of four cars.







experience better





*Fully soundproofed studio with Air Conditioning*





*Family garden with decking area and purpose built garden office space.*

**experience better**

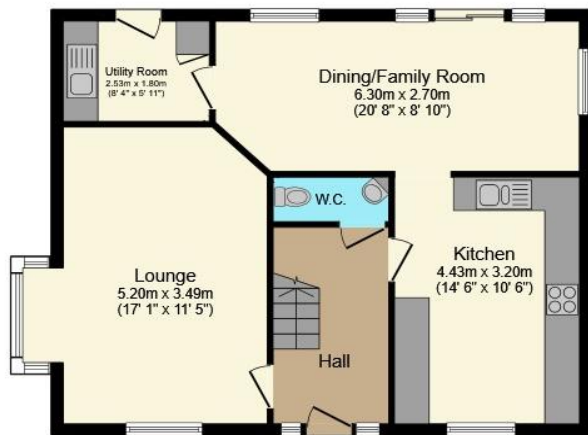




*Walk through Dressing Room with dual sided fitted wardrobes leading to En suite shower room.*

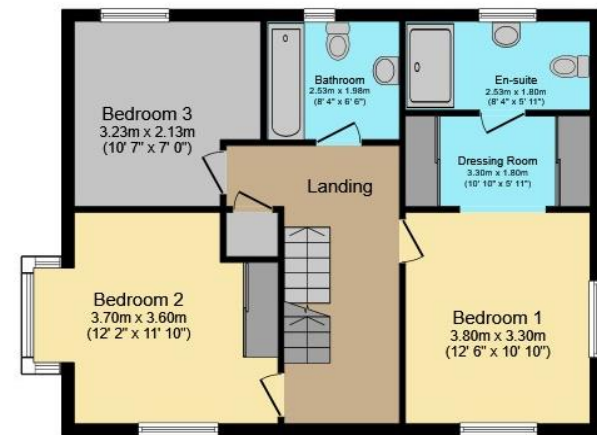


# Floorplan



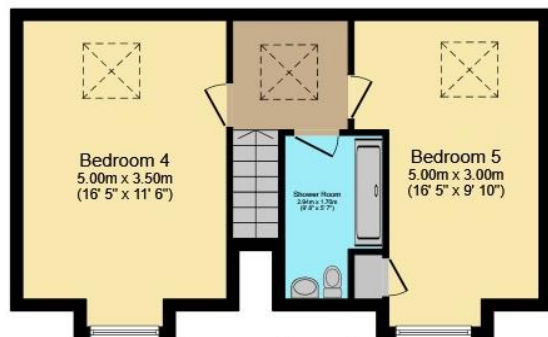
## Ground Floor

Floor area 65.7 sq.m. (708 sq.ft.)



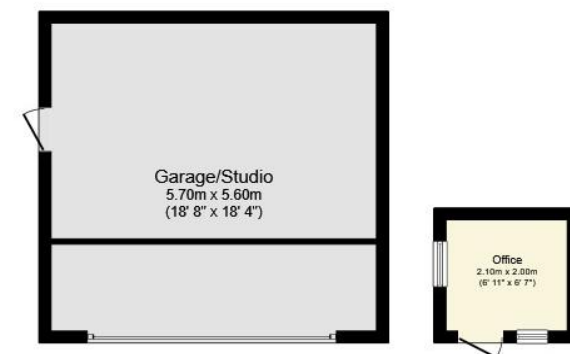
## First Floor

Floor area 65.7 sq.m. (708 sq.ft.)



## Second Floor

Floor area 45.0 sq.m. (485 sq.ft.)



## Outbuilding

Floor area 35.3 sq.m. (380 sq.ft.)

**TOTAL: 211.9 sq.m. (2,280 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](http://www.Propertybox.io)





Local Schools: Longsands Academy 1.5 Miles  
 EPC Rating: C  
 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.