

ten sales &  
lettings

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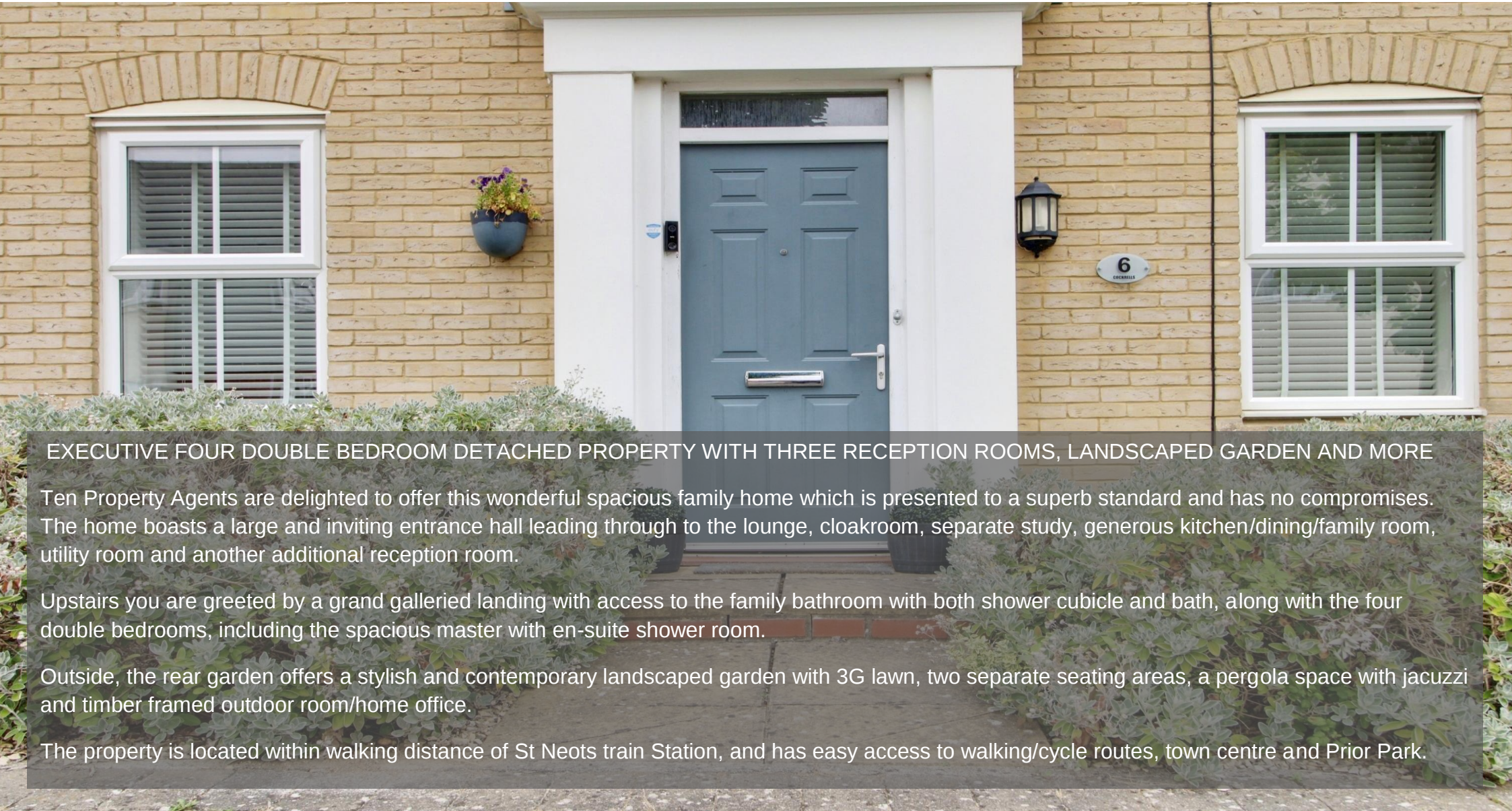
Bedrooms: 4 Bathroom: 2

£535,000

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# Property Features

- FOUR DOUBLE BEDROOMS
- EN-SUITE TO MASTER
- FANTASTICALLY PRESENTED
- GARAGE AND PARKING
- LANDSCAPED REAR GARDEN
- THREE RECEPTION ROOMS
- DOWNSTAIRS CLOAKROOM
- SEPERATE UTILITY ROOM



EXECUTIVE FOUR DOUBLE BEDROOM DETACHED PROPERTY WITH THREE RECEPTION ROOMS, LANDSCAPED GARDEN AND MORE

Ten Property Agents are delighted to offer this wonderful spacious family home which is presented to a superb standard and has no compromises. The home boasts a large and inviting entrance hall leading through to the lounge, cloakroom, separate study, generous kitchen/dining/family room, utility room and another additional reception room.

Upstairs you are greeted by a grand galleried landing with access to the family bathroom with both shower cubicle and bath, along with the four double bedrooms, including the spacious master with en-suite shower room.

Outside, the rear garden offers a stylish and contemporary landscaped garden with 3G lawn, two separate seating areas, a pergola space with jacuzzi and timber framed outdoor room/home office.

The property is located within walking distance of St Neots train Station, and has easy access to walking/cycle routes, town centre and Prior Park.



# Room Details & Dimensions

## Entrance Hall

Double glazed door to front. Doors to lounge, study, cloakroom and kitchen/breakfast/family room. Stairs to landing. Understairs storage cupboard. Radiator.

## Cloakroom

Low level WC. Wash hand basin. Radiator.

## Lounge

*18' 3" x 11' 10" (5.56m x 3.60m)*

Double glazed windows to front. French doors to dining room. Radiators. Phone and TV points.

## Study

*10' 3" x 7' 11" (3.12m x 2.41m)*

Double glazed windows to front. Radiator. Feature panelled wall.

## Kitchen/Breakfast Room

*18' 3" x 13' 5" (5.56m x 4.09m)*

Double glazed windows to rear. Double glazed patio doors to rear garden. Radiator. Fitted kitchen with wall and base units, worktops with tiled splash backs over. One and a half bowl sink and drainer unit with mixer tap over, integrated dishwasher, built in oven and grill (at eye level) and five ring gas hob with chimney style extractor, integrated fridge and freezer. Doors to utility room and dining room.



## Utility room

*6' 2" x 5' 3" (1.88m x 1.60m)*

Double glazed door to side. Wall and base units with worktop and stainless steel sink/drain. Space for washing machine and tumble dryer.

## First floor galleried landing

Open landing area with double glazed window to front. Radiator. Doors to all four bedrooms and bathroom. Airing cupboard. Loft access.

## Bedroom One

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

Double glazed windows to rear. Radiator. Built in wardrobe. Feature panelled wall. Door to en-suite shower room.

## En-Suite

Double glazed frosted window to rear. Low level WC. Wash hand basin. Radiator. Shower cubicle. Tiling throughout.

## Bedroom Two

*12' 0" x 11' 6" (3.65m x 3.50m)*

Double glazed windows to front. Radiator. Built in wardrobes.

## Bedroom Three

*14' 4" x 9' 10" (4.37m x 2.99m)*

Double glazed window to rear. Radiator.

## Bedroom Four

*10' 0" x 10' 0" (3.05m x 3.05m)*

Double glazed windows to front. Radiator. Feature panelled wall.



**Front of property**

Small open front garden with a variety of shrubs and plants and stepped pathway to front entrance.

**Rear Garden**

Fence and wall enclosed landscaped garden with 3G lawn area, two separate seating areas including one with contemporary garden floor tiles. Pergola area sheltering jacuzzi. Decorative shingled area with patio slap pathway. A variety of shrubs, trees and plants bordering. Side gated access leading to front, rear parking area and the timber framed outdoor building with power and lighting.

**Additional information**

- Tenure: Freehold
- Service charge: Approx. £200 per annum.(which is a contribution towards the upkeep and maintenance of the parking area and surrounding green spaces etc.)
- Council tax band: F
- Construction Type: Traditional Brick
- Parking: Private Driveway and garage
- Electric supply: Mains Electricity
- Water supply: Mains water
- Sewerage: Mains Sewerage
- Heating supply: Gas Central Heating
- Mobile Signal: Good
- Broadband: Fibre
- Rights or Restrictions: None disclosed by owner
- Listed Building Status: No
- Conservation Area: No
- Any Public Rights Of Way Across Title: No
- Any Planning Permissions & Development Proposals: No
- Any floods in last 5 years: No
- Accessibility & Adaptions: None





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*En Suite Bathroom*

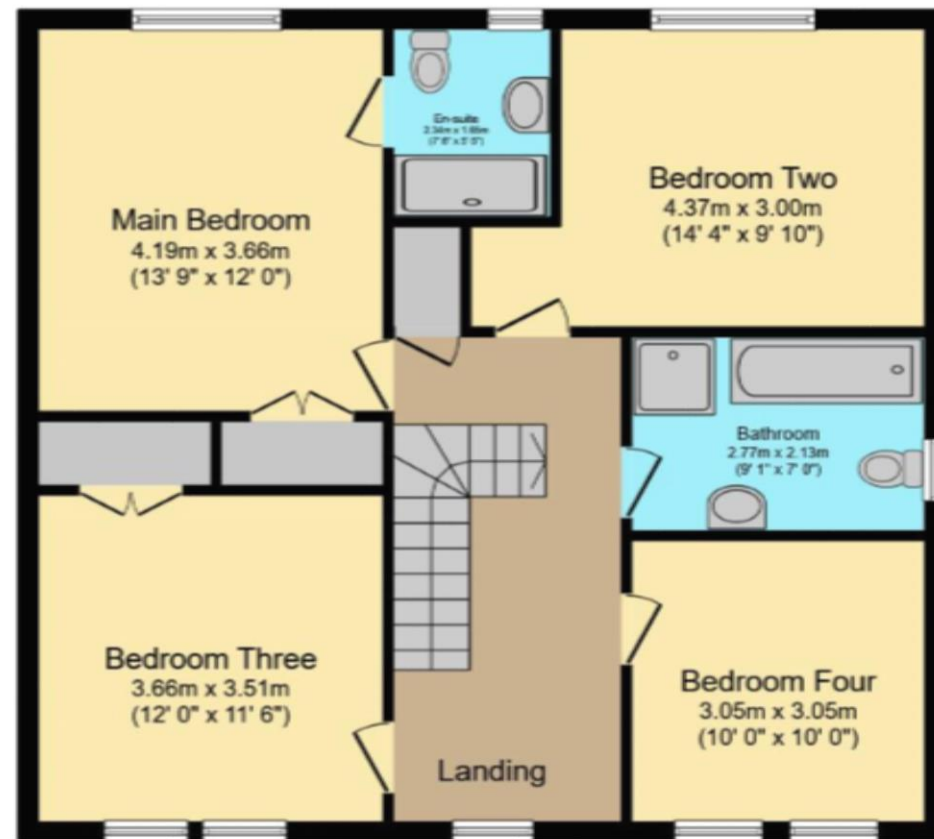
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# Floorplan



## Ground Floor

Floor area 80.5 sq.m. (867 sq.ft.)

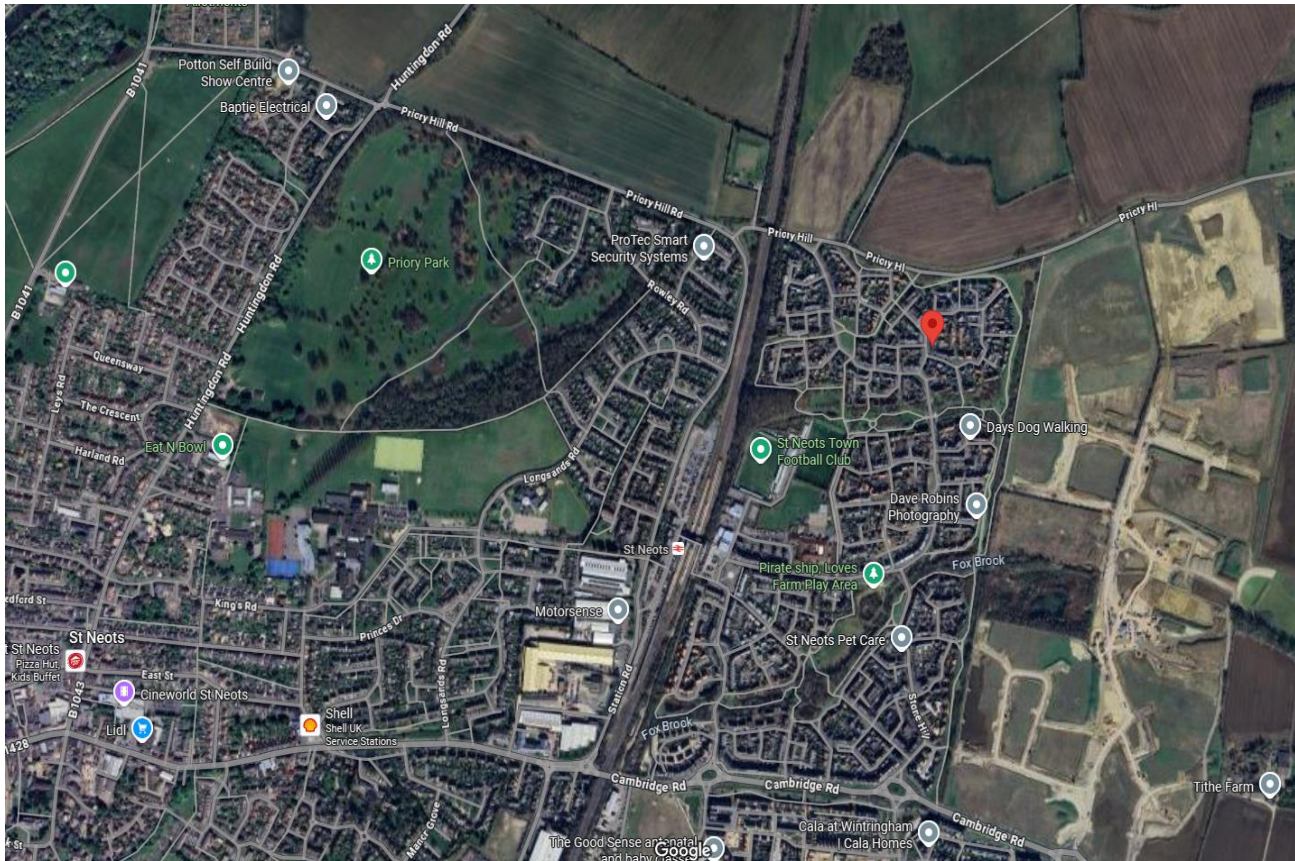


## First Floor

Floor area 80.5 sq.m. (867 sq.ft.)

Total floor area: 161.0 sq.m. (1,733 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)



Council Tax Band: F  
 Local Schools: The Roundhouse Primary Academy  
 EPC Rating: C  
 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.