

ten sales &
lettings

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18 Abbotsley Road, Croxton, St. Neots, PE19 6SZ

Bedrooms: 4 Bathroom: 2

£750,000

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Property Features

- DETACHED CHALET STYLE RURAL PROPERTY
- LARGE PRIVATE GARDENS WITH OPEN FIELDS TO SIDE
- TWO GROUND FLOOR DOUBLE BEDROOMS AND REFITTED BATHROOM
- FIRST FLOOR SHOWER ROOM AND TWO DOUBLE BEDROOMS
- SOLAR POWER FOR DAYTIME USE
- SPACIOUS FAMILY LOUNGE WITH GLAZED DOORS ONTO GARDENS
- SEPARATE DINING ROOM
- EASY ACCESS TO A428 & ST NEOTS MAINLINE STATION (4 MILES)
- UPDATED & REFURBISHED THROUGHOUT
- DOUBLE GARAGE WITH ELECTRONIC DOORS & PARKING





An impressive 4 Bedroom Detached Chalet Style property situated on a large private plot.

Room Details & Dimensions

Entrance Hall

A lovely entrance hallway with quarry tiled flooring, window to side aspect, radiator and newly installed composite door with glazed section.

Utility Room

Plumbing for washing machine, work surface over, window to side and tiled flooring.

Kitchen/Breakfast Room *11' 7" x 10' 10" (3.53m x 3.30m)*

Range of fitted eye and base level shaker style units with granite work surface. Integrated Dishwasher and Microwave. 5 Ring Gas Stove and space for Fridge Freezer. Tiled splash backs, ceramic sunken sink with chrome taps, radiator, latch door and windows to front and gardens.

Dining Room *14' 10" x 12' 0" (4.52m x 3.65m)*

Fireplace with brick surround and hearth. Double panelled radiator. Window to rear aspect. Feature beam work to ceiling and LED lighting. Latch door leading to stair case rising to first floor accommodation. Door to hallway and oak wood flooring.

Sitting Room / Bedroom 4 *12' 0" x 13' 11" (3.65m x 4.24m)*

Windows to rear and side aspects overlooking gardens. Brick fireplace with tiled hearth. Double panelled radiator. Wood flooring.

Family Lounge *24' 6" x 11' 11" (7.46m x 3.63m)*

A spacious open plan Lounge Diner with two sets of double doors onto wonderful gardens and outdoor seating area. Tv point, LED lighting and wood flooring.



Bedroom Three 12' 8" x 9' 5" (3.86m x 2.87m)

Large double bedroom with window to side aspect. LED lighting, radiator.

Ground Floor Bathroom

Modern refitted bathroom suite with bath with chrome side taps and shower over, glazed shower screen., WC with enclosed flush, vanity wash basin and and chrome towel rail holder. Fully tiled flooring and walls. Frosted window to side and store cupboard.

Landing

Window to front aspect at half stair. Built in cupboard housing hot water cylinder and pump. Panelled doors to bedroom one and two and shower room.

Bedroom One (With walk in wardrobe) 10' 11" x 10' 5" (3.32m x 3.17m)

Window to side aspect, and glazed panelled door to walk in wardrobe. Additional space for dressing area or workspace.

Bedroom Two 8' 6" x 8' 0" (2.59m x 2.44m)

Double glazed velux window to rear aspect. Exposed beams, radiator.

Shower Room

Shower unit with hinged door. wash basin and WC. Radiator, exposed beam and Velux window to rear aspect.



Gardens

Extensive south facing gardens with main family garden laid to lawn with large, covered seating area leading from the rear of the house.

A further spacious garden area to the rear with large Koi carp pond and raised summerhouse with decking. Double gates for vehicle access.

BBQ and seating area to side aspect housing Oil Central Heating Boiler and Solar Controls. Gate to driveway.

Garage & Parking

Shingle driveway providing off road parking for several vehicles.

Refurbished detached double garage with twin electronic shutter style doors and side entrance door. Black cement cladding and new roof.

Newly installed timber gates allowing vehicular access onto driveway. Large paved entrance area to front door. Overall the gardens are very well maintained and provide a wide range of shrubs to borders and mature trees.

Directions

Leaving St Neots on the A428, towards Cambridge. take the first turning right signposted Croxton and Abbotsley.. The property is located on the right hand side.

The new A428 dual carriageway will significantly reduce traffic to this location adding value and reducing travel time to the surrounding area.





*Situated in a rural location with fields to the side
and an approx. plot size of 0.33 acres.*

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A lovely spacious family lounge with two seating area and double French doors to the gardens.





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Floorplan



Ground Floor

Floor area 109.6 sq.m. (1,180 sq.ft.)

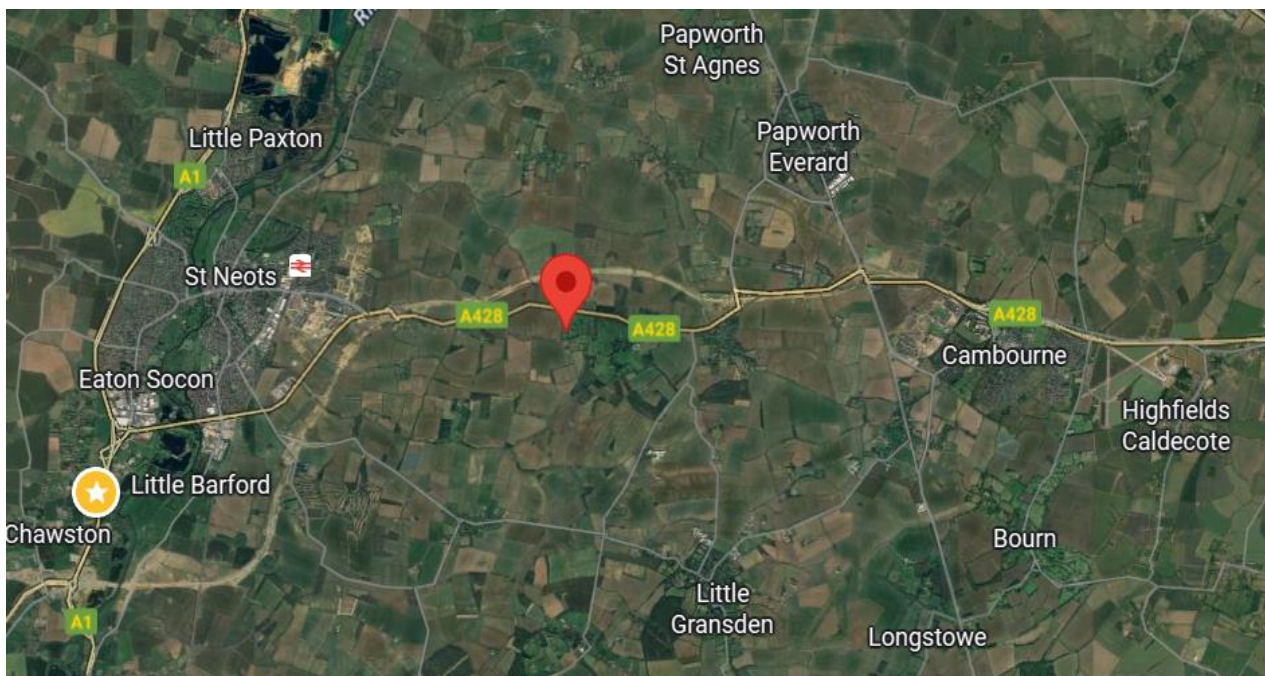


First Floor

Floor area 38.3 sq.m. (413 sq.ft.)

Total floor area: 148.0 sq.m. (1,593 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



Additional Information

Tenure: Freehold
 Construction Type: Brick & Cob Render
 Parking: Private Driveway & Double Garage
 Electric supply: Mains Electricity
 Water supply: Mains Water
 Sewerage: Mains Sewerage
 Heating supply: Oil
 Mobile Signal: Good
 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: No alterations made.

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.