

ten sales &
lettings

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6, Willow Close, St. Neots, PE19 6JH

Bedrooms: 4 Bathroom: 2

Offers in Excess of £525,000

experience better

Property Features

- NO ONWARD CHAIN
- SPACIOUS ACCOMMODATION
- RIVERSIDE VIEWS FROM FIRST FLOOR
- FOUR BEDROOMS WITH EN SUITE TO MASTER
- GAS CENTRAL HEATING
- DOUBLE GARAGE
- EXCELLENT LOCAL AMENITIES
- EXCELLENT ROAD LINKS



Situated close to the River in the ever popular village of Little Paxton, this four bedroom family home offers spacious accommodation to include lounge, utility room, downstairs wc, kitchen diner, family bathroom and four bedrooms with an en suite to the master. Externally there are private enclosed front and rear gardens with a double garage and driveway. The village of Little Paxton offers excellent local amenities to include playing fields / park, nature reserve, public house, shops, community hub, school and takeaways.



Room Details & Dimensions

Entrance Hall

Tiled flooring. Radiator. Doors providing access to lounge, kitchen / diner and utility room. Stairs leading to first floor.

Lounge *11' 7" x 19' 2" (3.53m x 5.84m)*

UPVC double glazed window and double doors leading to the garden. Carpet flooring. Two radiators.

Kitchen / Diner *23' 2" x 10' 0" (7.06m x 3.05m)*

Fitted with a range of base and eye level units in a modern high gloss finish. Integrated fridge freezer and dishwasher. Aga style cooker with 5 ring gas burner and electric fan over. Cooker hood. Tiled flooring. Radiator. UPVC double glazed windows to front and rear aspects and door to the side aspect.

Utility Room

Tiled flooring. Radiator. Sink with mixer tap. Space for washing machine and tumble dryer. Storage units. Door to cloakroom

Cloakroom

UPVC double glazed window. Tiled flooring. Radiator. Sink and mixer tap with storage cupboard. Low level wc with push button flush.

Stairs & Landing

Carpet flooring. Radiator. Doors proving access to four bedrooms and family bathroom.



Bedroom 1 *10' 1" x 13' 3" (3.07m x 4.04m)*

UPVC double glazed window. Carpet flooring. Radiator. Fitted wardrobe. Door to en suite shower room.

En Suite

UPVC double glazed window. Fully tiled floor and walls. Chrome effect heated towel rail. Shower cubicle, low level wc with push button flush and wall mounted wash basin with mixer tap.

Bedroom 2 *12' 1" x 9' 5" (3.68m x 2.87m)*

UPVC double glazed window and door leading to balcony. Carpet flooring. Radiator.

Bedroom 3 *9' 3" x 9' 1" (2.82m x 2.77m)*

UPVC double glazed window. Carpet flooring. Radiator.

Bedroom 4 *7' 4" x 10' 1" (2.23m x 3.07m)*

UPVC double glazed window. Carpet flooring. Radiator. Cupboard housing gas central heating boiler and hot water tank.

Family Bathroom

Fitted with a three piece suite comprising of panelled bath, low level wc with push button flush and wash basin with mixer tap set in to vanity unit. Fully tiled walls and floor. UPVC double glazed window. Radiator.

Outside & Parking

Private and enclosed front and rear gardens mainly laid to lawn. Double garage with up and over door, personnel door to the side and driveway.

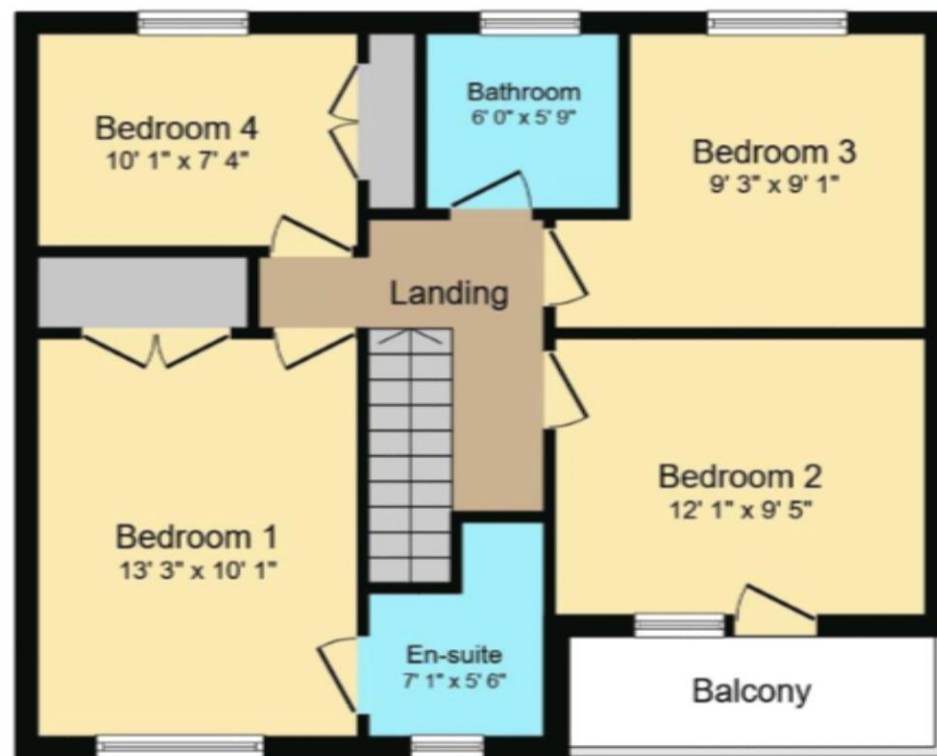




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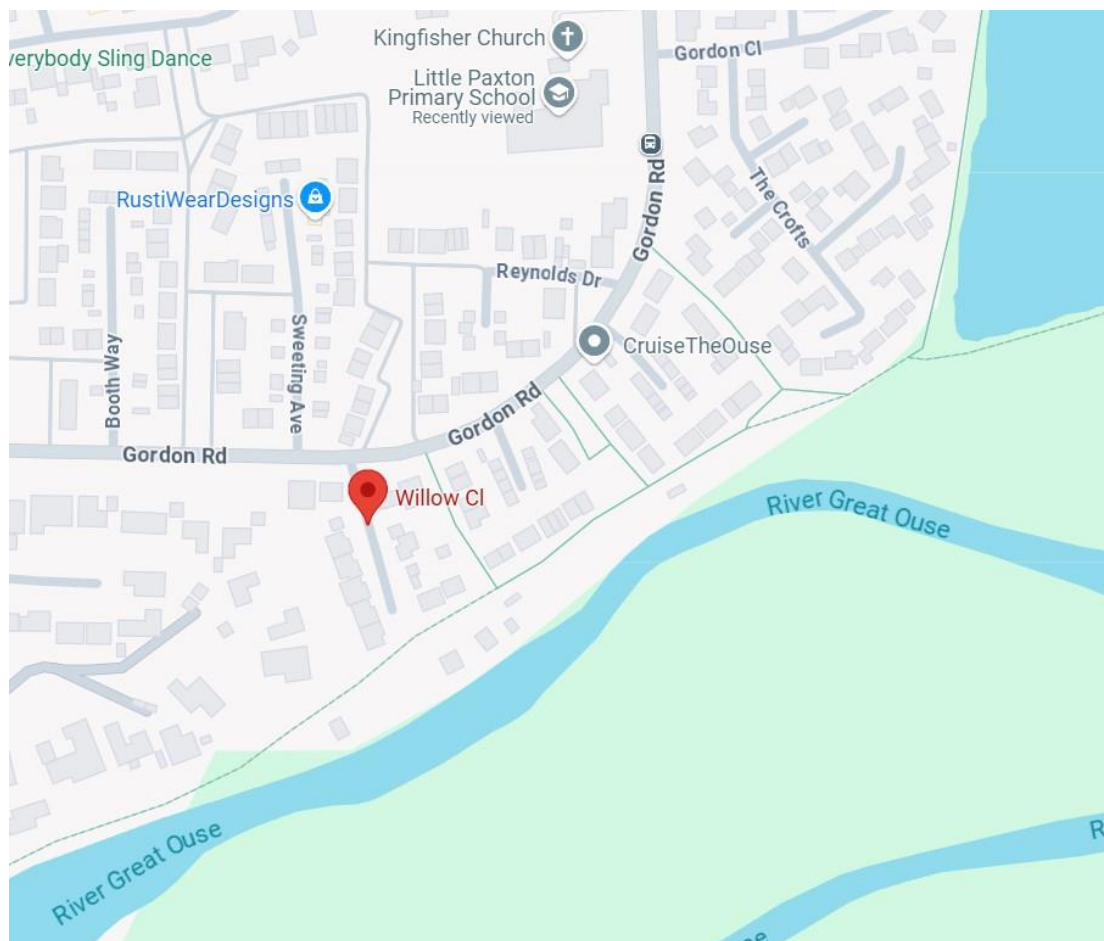
Ground Floor
Floor area 595 sq.ft.



First Floor
Floor area 595 sq.ft.

Total floor area: 1,190 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
Local Schools: Little Paxton Primary School, Longsands Academy
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.