



Radcliffe & Rust
Residential sales & lettings

31 Woodlands, St. Neots PE19 1UE
Guide Price £625,000

Radcliffe & Rust Estate Agents Cambridge are delighted to offer, for sale, this substantial detached property in St Neots, PE19. Offering five bedrooms, a garage, front and rear gardens and off road parking, this property has so much to offer its new owner. St Neots is a large town in the Huntingdonshire district of Cambridgeshire. Positioned 18 miles west of Cambridge, 30 miles from Peterborough and just under 15 miles from Bedford, St Neots is a perfect location for commuters travelling to any of these large towns which are all within easy access thanks to the A1, A428 and A14 major roads being in close proximity to St Neots. Whilst mentioning transport links, St Neots has its own train station which links St Neots to London and Peterborough. St Neots is very well equipped with a football club, rugby club, rowing club, tennis club and sports hall as well as multiple public houses, supermarkets, retail parks and restaurants / eateries. The property is located within easy reach of local amenities and you can walk to the beautiful Priory Park in around 2 minutes, the train station in 10 minutes and town in 15 minutes.

Radcliffe & Rust Estate Agents Cambridge are delighted to offer for sale, this large and well kept detached property in the popular town of St Neots. Offering a generous floorplan with five bedrooms, the current layout offers great flexibility and could potentially be reconfigured if required by the new owner.

Upon approaching the front of 31 Woodlands, you are welcomed to a property which offers off road parking for multiple vehicles, a double garage and private front garden. Once inside, there is a double height hallway with stairs leading to the first floor. The hallway has stunning feature parquet flooring and fresh white walls. Opposite the front door is a useful walk-in cupboard which is perfect for shoe and coat storage and leads to the downstairs cloakroom. The downstairs cloakroom has a W.C. and hand basin.

At the opposite end of the hallway to the front door is the living room. This substantial room has the same stunning parquet flooring and offers dual aspect views over the front and rear gardens. The room is flooded with light thanks to the full length window at one end, and French doors leading to the rear garden at the other. Within the living room is a feature fireplace with open fire, offering the perfect place to snuggle up after a busy day. Next to the living room is the large kitchen breakfast room. Offering a huge amount of cupboards and preparation space, the kitchen has a four ring gas hob, stainless steel sink and drainer, space for an American style fridge freezer, oven with separate grill above and space for a small dining table / breakfast bar. Directly off the kitchen is a utility space which has the same units as the kitchen and a second sink. Through a doorway from the kitchen is the dining room. With French doors and two full length windows, this room has peaceful views over the rear garden and a feature log burner. The dining room also has stairs leading to a bedroom on the first floor, a door leading to the garage and a further door leading to a downstairs shower / wet room. The downstairs shower room has floor to ceiling stone coloured tiles, a walk-in shower, W.C. and wooden vanity unit with counter top sink. On the first floor, is bedroom four which sits over the garage. Bedroom four has great storage thanks to the built-in pine coloured wardrobes and can easily fit a double bed. The room is light and bright thanks to a Velux window on one side and window overlooking the garden on the other side.

The final room on the ground floor is bedroom five. Large enough to fit a double bed, this room has built-in wardrobes and could also be used as a snug / office / family room / gym if required by the new owner. From the hallway is the main

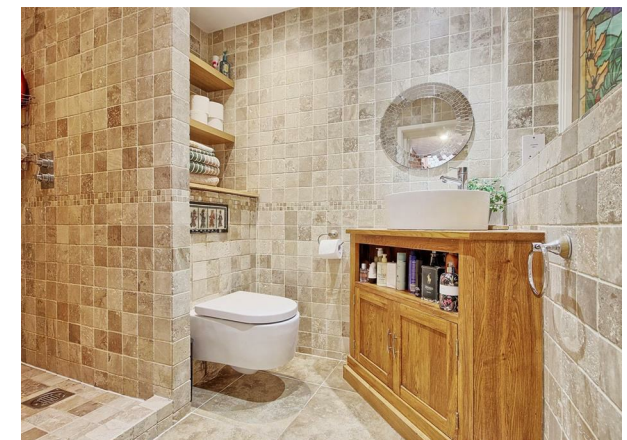
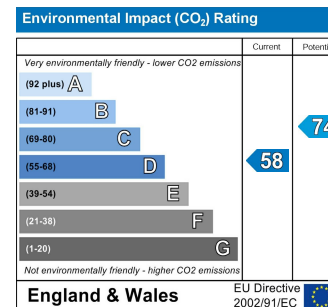
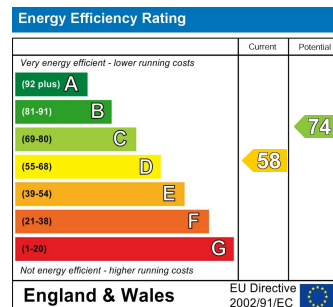
staircase leading to three further bedrooms and the family bathroom. The first room at the top of the stairs on the right hand side is bedroom two. With dual aspect windows, this bedroom has a hidden storage area and feels spacious and bright. Next door to bedroom two is the family bathroom. With white metro tiles, there is a large walk-in shower with sliding glass door, W.C. and hand basin. On the opposite side of the landing is bedrooms one and three. Currently being used as an office, bedroom three could comfortably fit a double bed if required. The Master bedroom has a wealth of built-in storage and offers a large floorplan for various furniture set-ups.

Outside to the rear of the property, there is a mature and well-kept rear garden with a multitude of trees and shrubbery. Within the rear garden there is a summerhouse style shed, decked area and paved patio space.

Please call us on 01223 307898 to arrange a viewing and for all of your residential Sales and Lettings requirements in Cambridge and the surrounding areas.

Agents notes

Tenure: Freehold
Council Tax: Band E - £2,730 for 2023 - 2024 (Huntingdonshire District Council)





Total area: approx. 201.7 sq. metres (2170.8 sq. feet)

Drawings are for guidance only
Plan produced using PlanUp.

