

ten sales &
lettings

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7, Parker Close, St. Neots, PE19 2HH

Bedrooms: 4 Bathroom: 3

Offers in Excess of £325,000

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Property Features

- FOUR BEDROOMS
- SUBSTANTIALLY UPDATED
- EXTENDED
- DOWNSTAIRS CLOAKROOM
- RE-FITTED EN-SUITE & BATHROOM
- ENCLOSED LANDSCAPED REAR GARDEN
- GARAGE
- CLOSE TO AMENITIES AND MAIN ROAD LINKS



Situated on the popular Eynesbury Manor development, this well presented 4 bedroom home is ideal for first buyers and offers accommodation over three floors and has been substantially updated over the last few years to a fantastic standard. The property benefits from an open plan, extended living area with underfloor heating, downstairs cloakroom, re-fitted en suite to the master bedroom, a brand new boiler, re-fitted carpets & Karndean flooring and to the exterior, an enclosed landscaped rear garden with gated access leading to the garage. The property is conveniently located within walking distance of a doctors surgery and main supermarket. There is also easy access to local parks, leisure centre, multiple well regarded primary schools, Ernulf Academy, St Neots town centre and road links to the A1 and A428.



Room Details & Dimensions

Entrance Hall

Composite and double glazed door. Radiator. Wainscoting and built in storage. Stairs to first floor. Doors leading to living area and downstairs cloakroom.

Cloakroom

Two piece suite comprising of low level WC and farm style wash hand basin vanity unit. Tiled splash back. UPVC double glazed window to front. Wall mounted fuse box. Radiator.

Kitchen 9' 4" x 5' 10" (2.84m x 1.78m)

Fitted kitchen with a range of base and eye level units. One and a half bowl sink and drainer with mixer tap and splash back. Cooker, hob and extractor unit. Space for fridge freezer, washing machine and slim line dishwasher. Multiple electrical sockets. UPVC double glazed unit to front with fitted blind. Spotlights to ceiling. Karndean flooring.

Living Room 14' 3" x 10' 7" (4.34m x 3.22m)

Under stairs storage cupboard. TV aerial socket. Radiator. Doorway to extension. Karndean flooring.

Extension/Reception room 10' 6" x 10' 2" (3.20m x 3.10m)

Anthracite Radiator. Anthracite French doors leading to rear garden. Karndean flooring with underfloor heating.



First Floor Landing

Doors leading to two bedrooms and a family bathroom.
Radiator. Stairs to second floor.

Bedroom Two *12' 7" x 8' 7" (3.83m x 2.61m)*

UPVC double glazed window to front. Radiator.

Bedroom Three *9' 11" x 9' 10" (3.02m x 2.99m)*

Built in double wardrobe. UPVC double glazed window to rear.
Radiator.

Family Bathroom

Re-fitted three piece suite comprising of low level WC, pedestal wash hand basin with mixer tap & bath with mixer tap, shower over and shower screen. Under sink storage cupboard. Full height tiling to three walls with mosaic style tiled border. Extractor to ceiling. Tiled floor.



Second floor landing

Doors leading to two further bedrooms.

Bedroom One 13' 8" x 9' 0" (4.16m x 2.74m)

Two double fitted wardrobes. UPVC double glazed window to front. Radiator. Wainscotting. Loft access. Door leading to en suite.

En-suite

Re-fitted en-suite with shower cubicle with tiled surround and chrome effect shower. Two piece suite comprising of pedestal wash hand basin with mixer tap and low level WC. Wall mounted mirror. Radiator. Extractor and spotlights to ceiling.

Bedroom Four/Study 12' 6" x 6' 9" (3.81m x 2.06m)

UPVC double glazed window to rear. Radiator. Built in desk.

Rear Garden

Enclosed Mediterranean style landscaped rear garden with lawn, porcelain patio tiles and mature olive tree. Gated access leading to garage.

Garage

Up and over door. Power and lighting.

Additional information

Tenure: Freehold Construction Type: Traditional Brick Parking: Garage & Driveway Electric supply: Mains Electricity Water supply: Mains water Sewerage: Mains Sewerage Heating supply: Gas Central Heating 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: None





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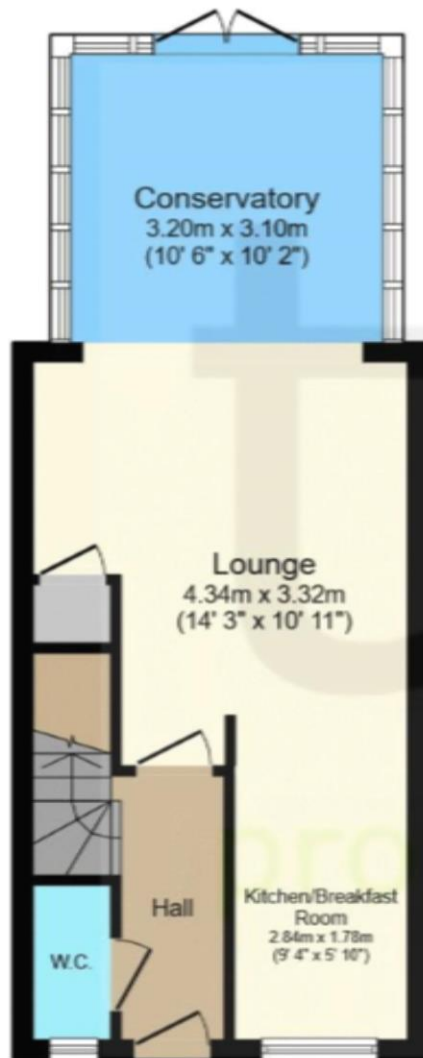


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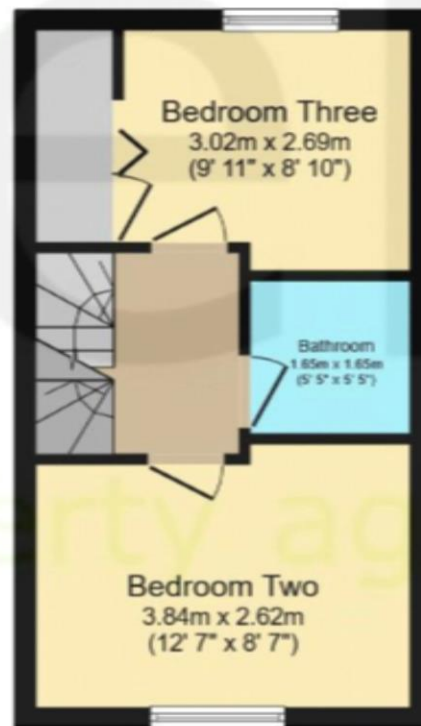
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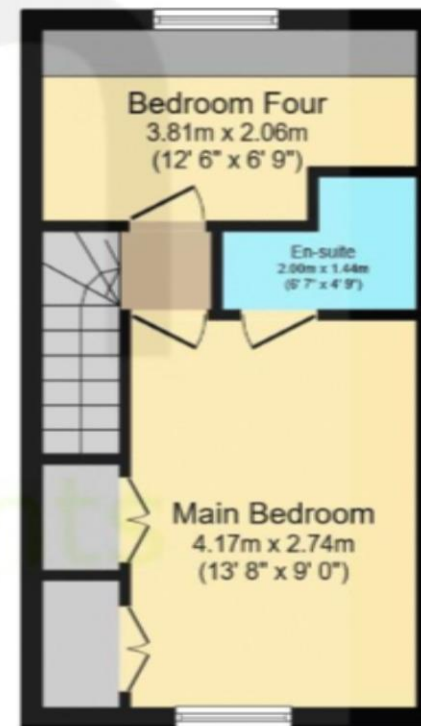
Floorplan



Ground Floor



First Floor



Second Floor

Total floor area: 93.9 sq.m. (1,011 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: C
Local Schools:
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.