



Grayling Close, Little Paxton - PE19 6DW
£350,000



HARVEY
ROBINSON

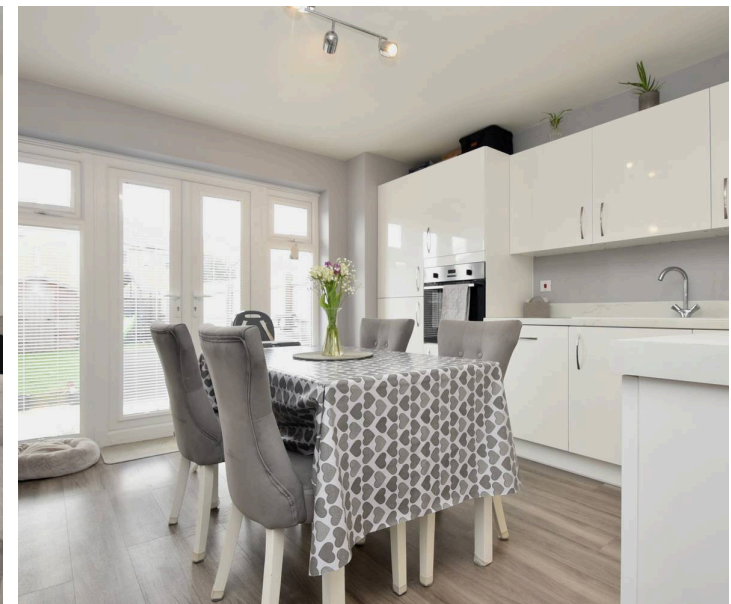
Grayling Close

Little Paxton, St. Neots

Harvey Robinson estate agents are delighted to bring to market this well presented three bedroom semi-detached home, built in 2022 by Bloor Homes, offering modern living in a sought-after residential development. The property features an entrance hall that leads to a bright lounge, providing an inviting space for relaxation or entertaining. The contemporary kitchen/diner is fitted with high-quality units and integrated appliances, with ample room for a dining table and direct access to the rear garden through French doors. A downstairs cloakroom adds further convenience. Upstairs, the property boasts three bedrooms, including a principal bedroom with an en-suite shower room, while the remaining bedrooms are served by a stylish family bathroom. The home is finished to a high standard throughout, with neutral décor ensuring a move-in ready experience for the new owners. With gas central heating and double glazing, this property combines comfort and energy efficiency for modern family life.

Outside, the property benefits from a rear garden, mainly laid to lawn with a patio area ideal for outdoor dining and entertaining during the warmer months. The garden is fully enclosed, making it a safe space for children and pets to play. To the rear, there are two allocated parking spaces, providing off-road parking for residents and visitors. The property is situated within a well-maintained development, with attractive communal areas and easy access to local amenities.

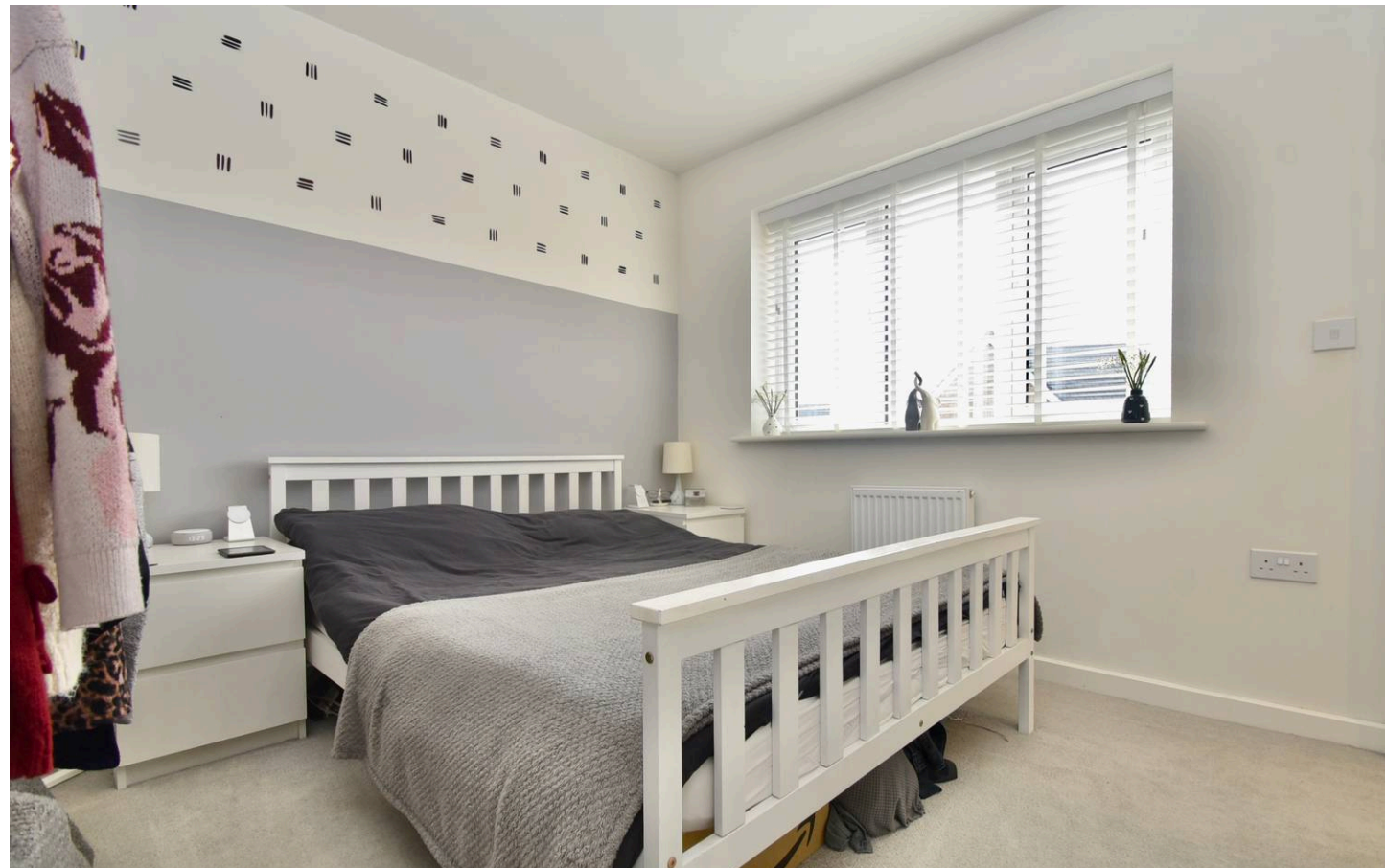
- Three Bedrooms
- Semi-Detached Home
- Built in 2022 by Bloor Homes
- Kitchen/Diner
- Downstairs Cloakroom
- En-suite Shower Room & Family Bathroom
- Private Driveway for 2 Vehicles
- Well Presented Throughout

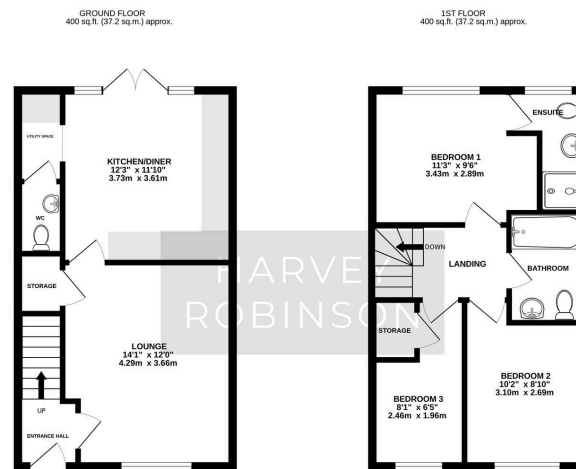


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Little Paxton, St. Neots

The idyllic countryside that stretches far and wide beyond the boundaries of Little Paxton are ripe for exploring and offer the perfect place for daytrips on the weekends and evenings. The village sits on the edge of Paxton Pits Nature Reserve, a 127.4-hectare biological Site of Special Scientific Interest that also features a 60-hectare Local Nature Reserve. There is lots of wildlife to enjoy here and miles of beautiful open green spaces where you can stretch your legs and breathe in the country air. If you are a golfer, St Neots Golf Club is only 5 minutes down the road and comes with a great reputation. Alternatively, you can head down to the 4-star Waterfront Hotel in nearby Wyboston, which features a 380-acre golf course and a luxurious spa centre. Amenities in Little Paxton Little Paxton's compact population of 3,000 people are well served by local amenities with everything you need close by. There are several primary and secondary schools that have been rated as either 'Good' or 'Outstanding' by Ofsted during their last inspection, all of which are only a mile or two away, while there is a primary school located in the heart of the village. The Anchor pub and restaurant is where locals go for a tippie and a bite to eat. It is a family and dog-friendly establishment that underwent extensive refurbishment in 2021, with seating indoors and in the outdoor marquee, serving up a fantastic range of beer, food and wine. There is also a hair salon, a convenience store plus the recently opened Co-op. St Neots is where you will find a wider variety of amenities, the village hosting a Waitrose, Lidl, Marks and Spencer, Aldi, B&M and a Tesco. There is also a Cineworld multiplex located here, along with a Eat n Bowl where kids and adults can knock down some pins day and night and enjoy a family meal. Transport links are easy to find, with St Neots train station 5 minutes' drive away, trains run regularly from here into London. The A1 runs adjacent to the village, so if you want to get around by car you can easily find an efficient route.





TOTAL FLOOR AREA: 800 sq ft. (74.3 sq.m.) approx.
Made with Metropac (2020)

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Little Paxton, St. Neots

Postcode for SatNav: PE19 6DW

What3Words location: [///boggles.shoelaces.water](https://www.what3words.com/#!/boggles.shoelaces.water)

How long have the owners lived here: Since 2022

Reason for moving: Relocation

Council tax: C

Estate maintenance charge: £105.74 per annum

Loft boarded: Yes with light and ladder fitted

Garden aspect: West

Water meter: Yes

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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Rated Exceptional in Best Estate Agent Guide 2024
 British Property Awards 2023 & 2024 - Gold Winner
 5.0 Star Google Review Rating

Council Tax band: C

Tenure: Freehold