



56 Station Road
Catworth, PE28 0PE



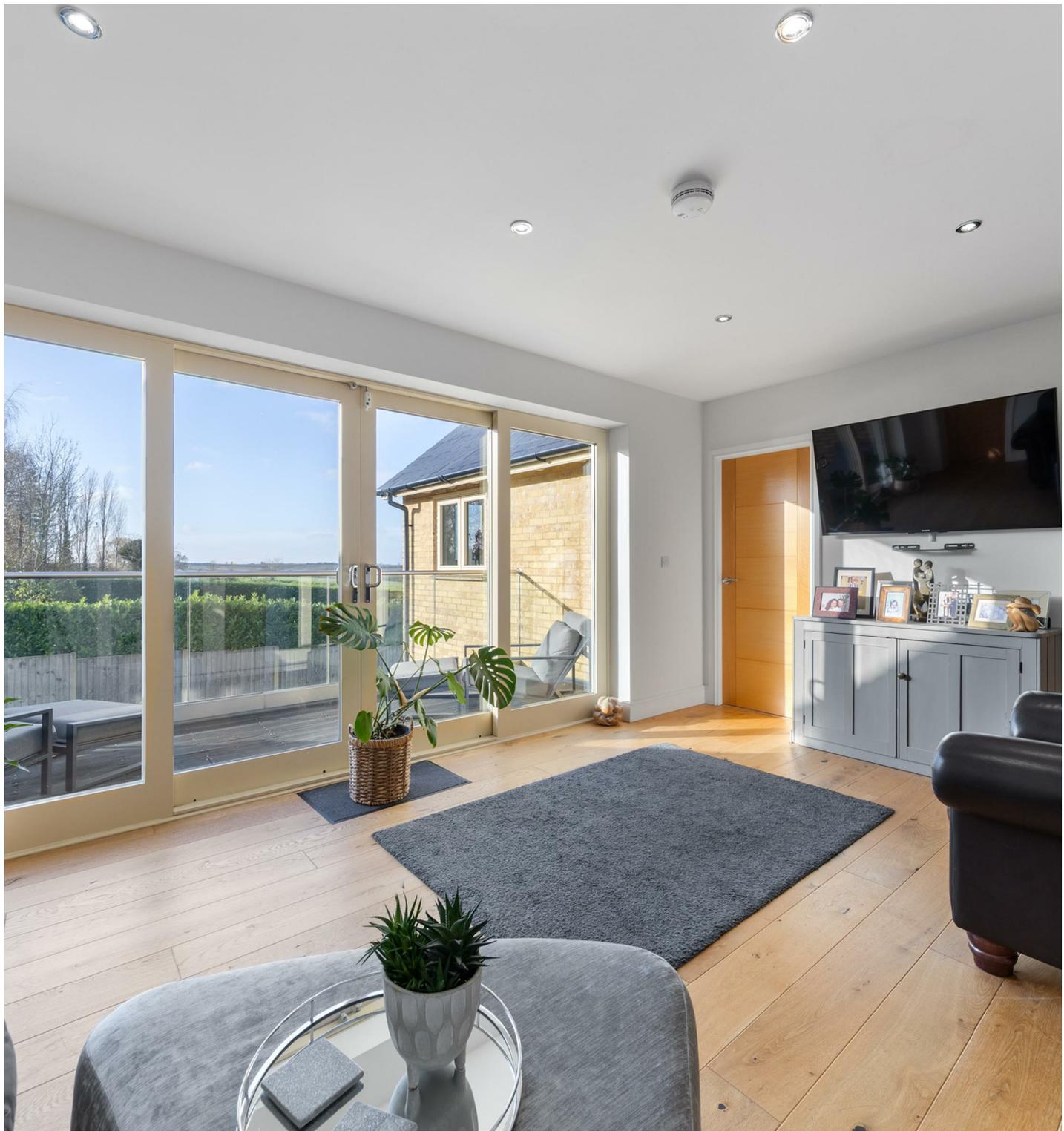
Christie Taylor
Partnered With
Simpsons
Property Experts



This exceptional five-bedroom detached residence with double garage is presented in immaculate condition and offered for sale with no onward chain. Designed to impress, the home features a welcoming entrance hall, versatile reception spaces, a superb open-plan kitchen/dining/family room and a utility room. The first floor enjoys a sitting room with balcony overlooking open fields, a luxurious principal suite with ensuite bathroom, and two further double bedrooms including one with ensuite shower room. The second floor provides two additional doubles and a stylish shower room. Outside, the property boasts a landscaped frontage with driveway for four cars, a double garage, and a private rear garden with patio framed by manicured hedging.

 5  4  3

Offers over £850,000



- Countryside Views
- Double Garage
- Five Bedrooms
- South-West facing rear garden
- Under-floor heating
- Balcony
- High specification finish
- Air Source Heat Pump
- Smart home enabled





This is a rare opportunity to acquire a stand-out home, presented in beautiful condition throughout and set within a desirable village.

The property combines modern touches such as an air source heat pump, underfloor heating, smart home compatibility and flexible living spaces, all complemented by countryside views that are hard to rival.

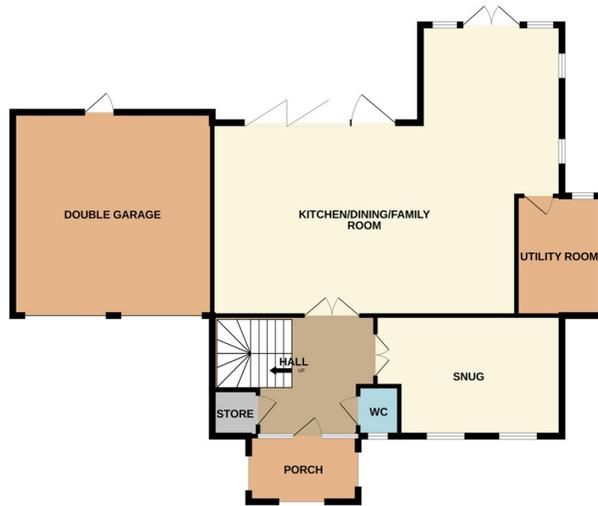
Catworth offers excellent commuter links via the A14, providing easy access to Huntingdon, St Neots, Peterborough and Cambridge, while local amenities include a village hall, mobile post office and sports field.

Nearby Kimbolton adds further convenience with a Budgens supermarket, schooling options, a public house and church.

Viewings are strictly by appointment — please contact the agent for further information.



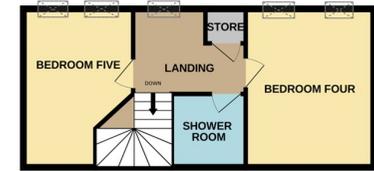
GROUND FLOOR
1336 sq.ft. (124.1 sq.m.) approx.



1ST FLOOR
1174 sq.ft. (109.1 sq.m.) approx.



2ND FLOOR
420 sq.ft. (39.1 sq.m.) approx.



TOTAL FLOOR AREA : 2931 sq.ft. (272.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		93
(81-91) B		
(69-80) C	79	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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