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lettings

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40, Elder Crescent, St Neots, PE19 0BF

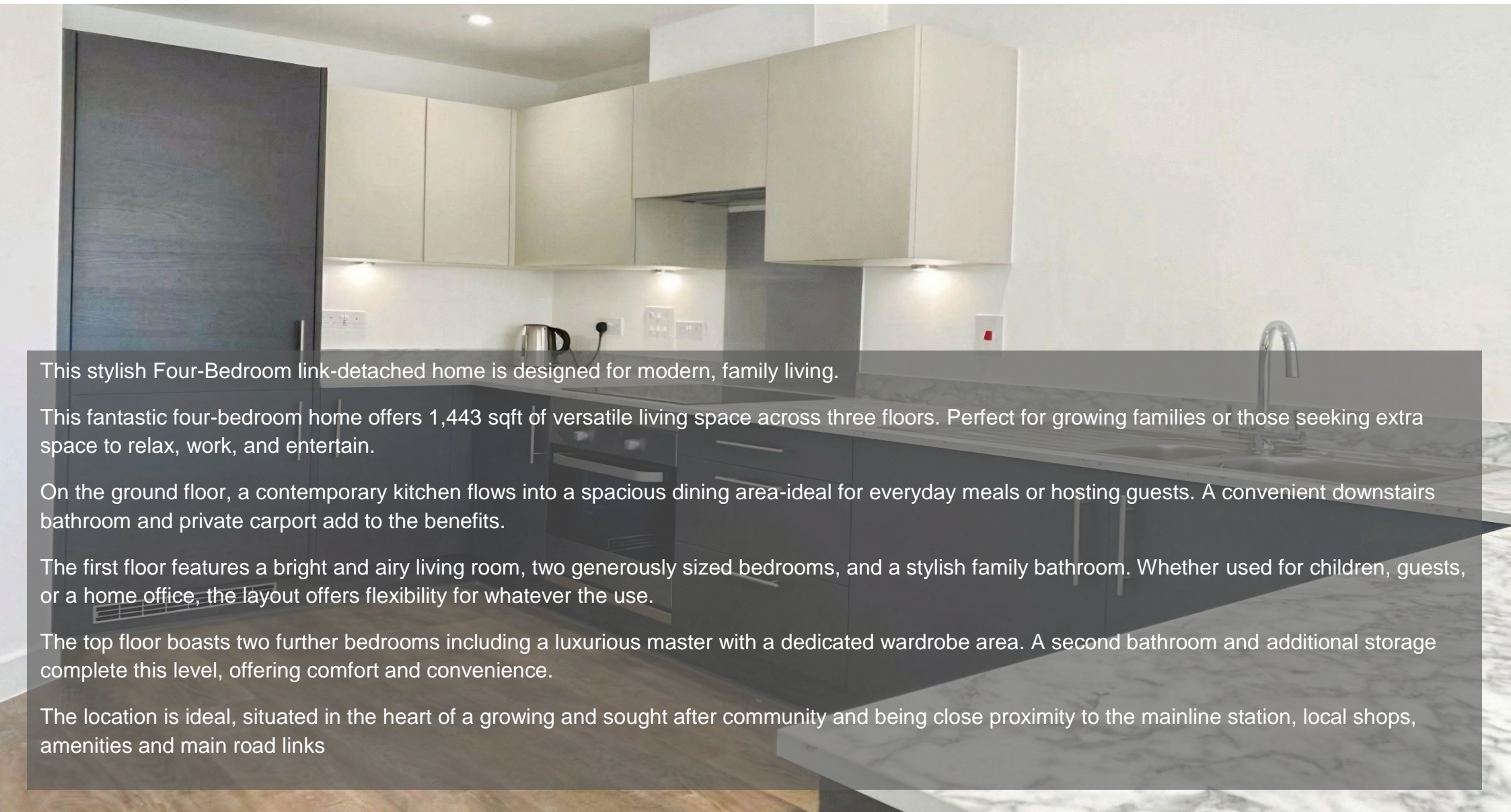
Bedrooms: 4 Bathroom: 2

£460,000

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Property Features

- FOUR BEDROOMS
- EN-SUITE AND FAMILY BATHROOM
- KITCHEN/DINING ROOM
- DOWNSTAIRS CLOAKROOM
- CAR PORT AND DRIVEWAY
- NEW BUILD WARRANTY
- CLOSE TO STATION
- CLOSE TO LOCAL SCHOOLS, SHOPS, PHARMACY



This stylish Four-Bedroom link-detached home is designed for modern, family living.

This fantastic four-bedroom home offers 1,443 sqft of versatile living space across three floors. Perfect for growing families or those seeking extra space to relax, work, and entertain.

On the ground floor, a contemporary kitchen flows into a spacious dining area-ideal for everyday meals or hosting guests. A convenient downstairs bathroom and private carport add to the benefits.

The first floor features a bright and airy living room, two generously sized bedrooms, and a stylish family bathroom. Whether used for children, guests, or a home office, the layout offers flexibility for whatever the use.

The top floor boasts two further bedrooms including a luxurious master with a dedicated wardrobe area. A second bathroom and additional storage complete this level, offering comfort and convenience.

The location is ideal, situated in the heart of a growing and sought after community and being close proximity to the mainline station, local shops, amenities and main road links



Room Details & Dimensions

Entrance Hall

Double glazed UPVC door to front. Doors to WC and kitchen/dining room. Storage cupboard. Stairs to first floor landing.

Cloakroom

Double glazed frosted window to front. Low level WC. Wash hand basin. Radiator.

Kitchen

14' 6" x 9' 7" (4.42m x 2.92m)

Fitted kitchen with wall and base units, worktops sink/drain, oven, hob, extractor and integrated white goods.

Dining area

12' 11" x 11' 3" (3.93m x 3.43m)

Double glazed patio doors to rear garden. Radiator. Under stairs storage cupboard.

First floor landing

Stairs from entrance hall and to second floor. Storage cupboard. Doors to bedroom two & four, living room and family bathroom.

Lounge

19' 7" x 11' 0" (5.96m x 3.35m)

Double glazed windows to front and rear. Radiator.



Bedroom Two

12' 11" x 11' 5" (3.93m x 3.48m)

Double glazed window to front. Radiator.

Bedroom Four

12' 11" x 8' 10" (3.93m x 2.69m)

Double glazed window to rear. Radiator.

Family Bathroom

7' 10" x 6' 7" (2.39m x 2.01m)

Tiled bathroom with vanity WC and wash hand basin. Heated towel rail. Bath with mixer taps. Extractor.

Second floor landing

Stairs from first floor landing. Loft access. Storage cupboard. Doors to bedroom One and Three.

Bedroom One

12' 11" x 11' 3" (3.93m x 3.43m)

Double glazed window to front. Radiator. Built in wardrobe. Door to en-suite.

En-suite

8' 0" x 6' 7" (2.44m x 2.01m)

Double glazed frosted window to side. Vanity WC and wash hand basin. Heated towel rail. Shower cubicle.

Bedroom Three

12' 11" x 11' 9" (3.93m x 3.58m)

Double glazed window to rear. Radiator.



Rear Garden

Fence enclosed rear garden with lawn, large patio space, additional patio space to rear with pergola. Gated side access.

Parking

Drive way under car port.

Additional information

Tenure: Freehold

Council tax band: E

Construction Type: Traditional Brick

Parking: Driveway under car port

Electric supply: Mains Electricity

Water supply: Mains water

Sewerage: Mains Sewerage

Heating Supply: Gas Central Heating

Mobile Signal: Good

Broadband: Full Fibre Available

Rights or Restrictions: N/A

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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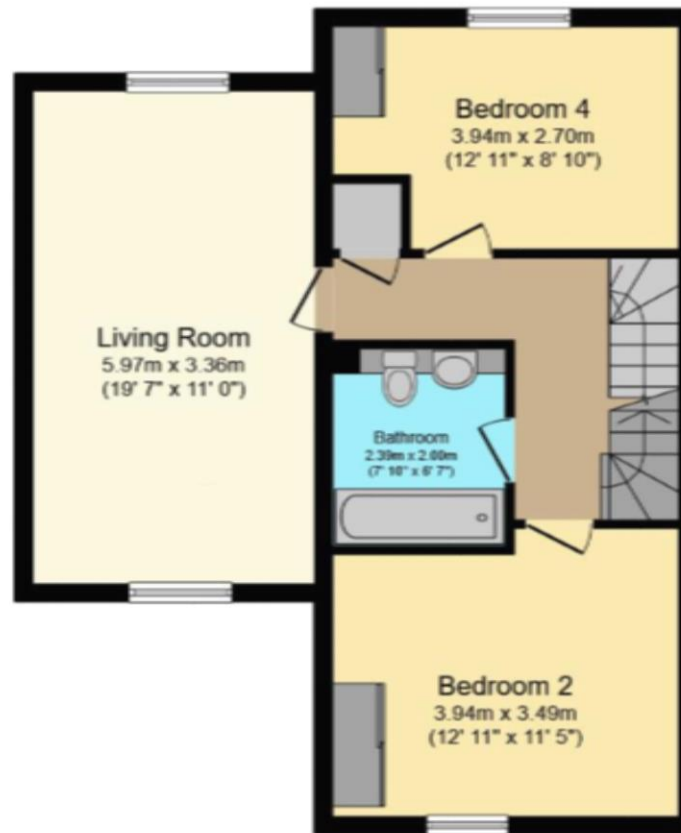
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Floorplan



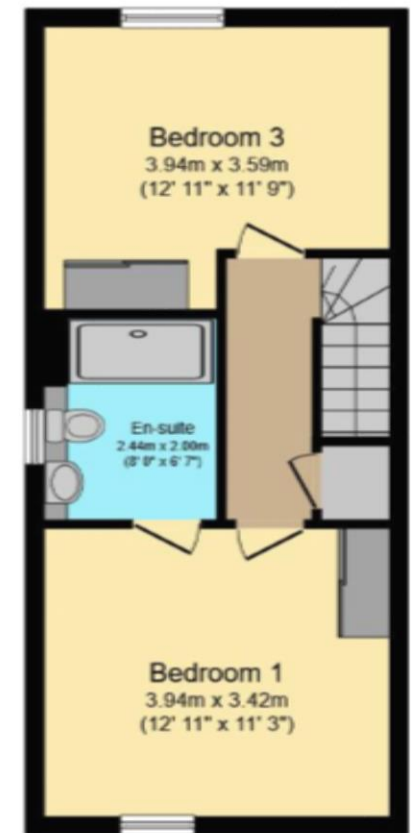
Ground Floor

Floor area 39.4 sq.m. (424 sq.ft.)



First Floor

Floor area 58.9 sq.m. (634 sq.ft.)

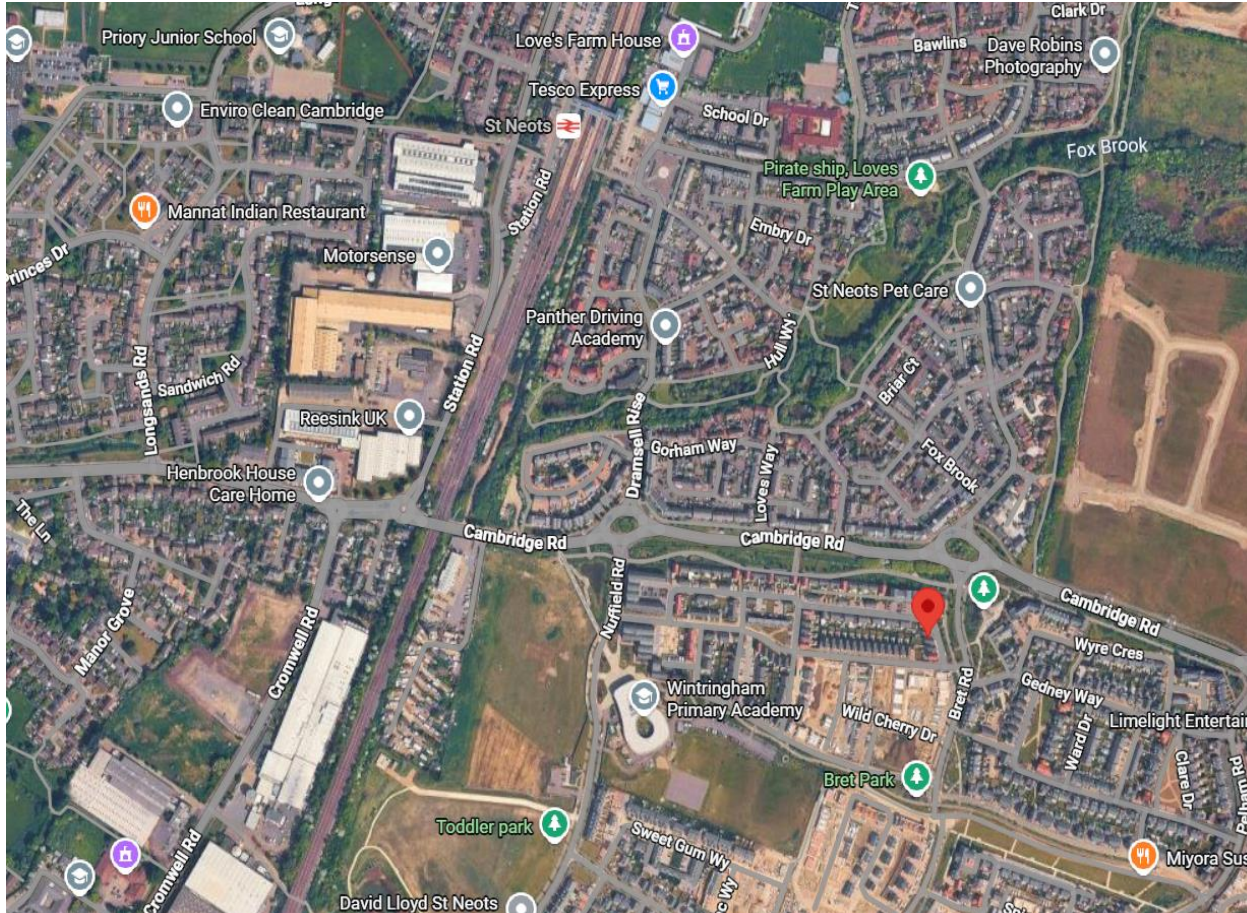


Second Floor

Floor area 38.2 sq.m. (412 sq.ft.)

Total floor area: 136.6 sq.m. (1,470 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: E
Local Schools: Wintringham Primary
EPC Rating: B
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.