

ten sales &
lettings

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11 Cornwall Court, Eaton Socon, St. Neots, PE19 8PR

Bedrooms: 4 Bathroom: 1

ten
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£450,000

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Property Features

- STUNNING EXTENDED OPEN PLAN LIVING / FAMILY AREA
- GLOSS GREY CONTEMPORARY KITCHEN & UTILITY
- BI FOLDING DOORS TO PRIVATE GARDENS
- HOME WORK SPACE or BEDROOM 4 WITH PRIVATE WC
- FULLY REFURBISHED TO VERY HIGH STANDARD
- FAMILY BATHROOM WITH DOUBLE SHOWER AND BATH
- CROSSHALL SCHOOL CATCHMENT
- DOWNSTAIRS CLOAKROOM



Stunning EXTENDED 3/4 Bedroom Detached property. Featuring a superb OPEN PLAN KITCHEN / LIVING / DINING AREA WITH BI FOLDING DOORS TO GARDENS AND ATRIUM ROOF. The property has been fully refurbished and extended to provide a fantastic family home with features including Gloss Grey contemporary kitchen with fitted appliances and large peninsular breakfast bar. Separate Utility room with matching units.

Converted garage with separate cloakroom, ideal for 4TH BEDROOM OR OFFICE / WORK SPACE. Spacious modern family bathroom with double shower and bath, ceramic grey tiling and vanity sink unit. Landscaped private rear gardens with large store area to side. Quality wood effect flooring to downstairs. The property must be viewed to appreciate the space and exceptional quality of finish.



Landscaped rear garden with Bi folding doors to family room.

Room Details & Dimensions

Front Garden & Parking

Parking for two cars to the front of the property with lawn area to side and gate to rear garden.

Hallway

Open plan hallway with oak effect flooring, space for coats and shoe store. Radiator and under stair cupboard.

Cloakroom

Contemporary white WC and gloss grey vanity wash hand basin, extractor fan and oak effect flooring. LED lighting.

Kitchen / Family Room *24' 6" x 17' 0" (7.46m x 5.18m)*

Stunning and spacious open plan living space ideal for family and entertaining. Gloss grey kitchen units with white marble effect work surface and splash back. Integrated dishwasher and multiple base and eye units.

Stainless steel sink unit with chrome mono tap and window to rear. Feature Atrium style ceiling window over large peninsula breakfast bar with ceramic hob and space for 4 chairs under. Open plan into large family sofa area with wall mounted TV points and space for 6-8 seat dining table.

Bi folding doors onto rear garden patio area. Radiator to side and grey vertical radiator to wall with oak effect flooring throughout and LED lighting.



Utility Room

Matching gloss grey store units including full height unit for cleaning equipment. White marble effect work surface and under counter space for washing machine and tumble dryer. LED lighting and ceiling window. Radiator and oak effect flooring.

Lounge *13' 6" x 11' 3" (4.11m x 3.43m)*

Family lounge with newly carpeted flooring, UPVC window to front, radiator and TV point.

Bedroom 4 / Office *12' 2" x 7' 9" (3.71m x 2.36m)*

An ideal guest bedroom or home work space with private use of WC and wash basin. Radiator UPVC window to front and oak effect flooring.

Cloakroom 2

Contemporary style white WC with vanity wash basin. wood effect flooring.

First Floor Landing

Spacious landing area with window to side and access point to loft



Family Bathroom 7' 9" x 7' 4" (2.36m x 2.23m)

Oversized family bathroom with contemporary style bathtub and chrome mixer taps, double size walk in shower cubicle with chrome overhead and hand controls, gloss grey vanity unit with modern sink bowl and WC.

Window to side, chrome towel rail heater. Ceramic gloss grey floor tiles and grey marble effect wall tiling throughout. LED lighting.

Bedroom One 12' 9" x 9' 8" (3.88m x 2.94m)

Double bedroom with space for wardrobe, wall mounted TV point, UPVC window to rear and radiator.

Bedroom Two 10' 6" x 8' 10" (3.20m x 2.69m)

Double bedroom with UPVC window to front, radiator.

Bedroom Three 8' 4" x 7' 8" (2.54m x 2.34m) Max

Single room ideal for baby cot or home office. Radiator and window to front. Additional store cupboard.

Rear Garden

Private non overlooked rear garden. Landscaped patio area with brick edge finish onto large lawn with mature trees and shrubs to borders. Additional large paved area to side with store shed and gate to front. Outside light and tap.

Location

Walking distance to Crosshall Primary School, Supermarkets, St Neots Town Centre and bus connections. Easy access to A1 junctions.





Open plan living space with Bi Folding doors to gardens.

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Refitted contemporary bathroom suite with double shower.



An impressive garage conversion creating a wonderful Bedroom 4 or Office Space with WC

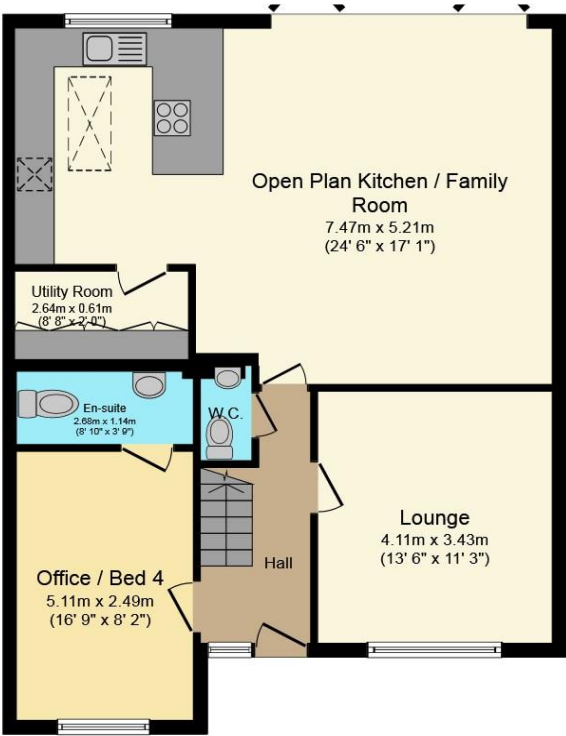
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*Gloss grey kitchen and breakfast bar with Atrium
roofline.*

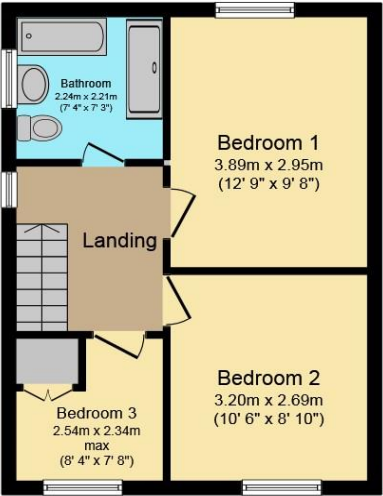
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Floorplan



Ground Floor

Floor area 80.0 sq. m. (861 sq. ft.) approx



First Floor

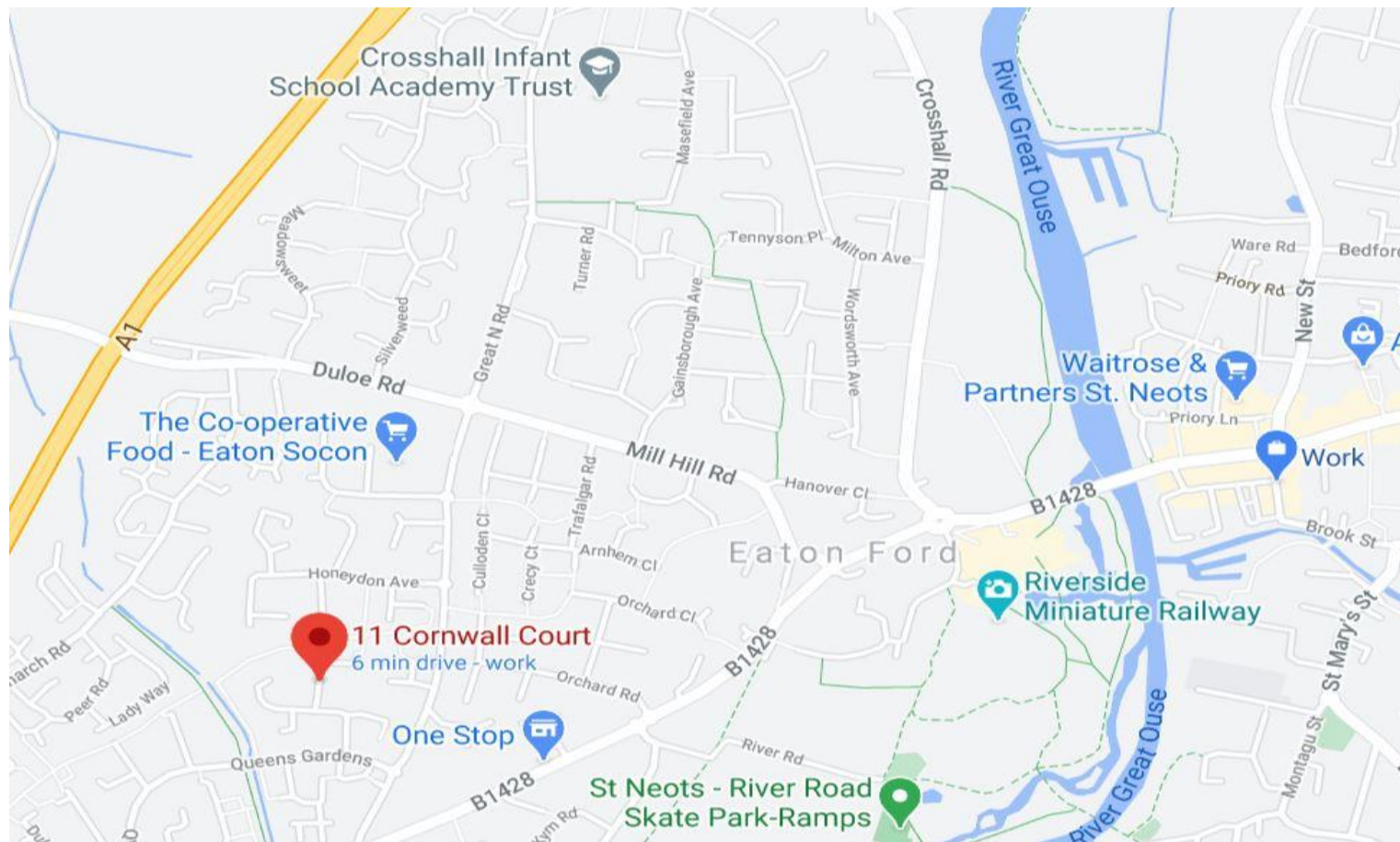
Floor area 38.0 sq. m. (409 sq. ft.) approx

Total floor area 118.0 sq. m. (1,270 sq. ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Useful Details

Council Tax Band:	C
Local Schools:	Crosshall Primary School 0.7 Miles
EPC Rating:	D
Tenure:	Freehold



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.