



Vanessa Newman  
Property Agents

Tel: 01480 260 944

27a New Street, St. Neots,  
Cambridgeshire, PE19 1AE

[info@vnpa.uk](mailto:info@vnpa.uk)



**SWEETING AVEUNE, LITTLE PAXTON, PE19 6QA**

**GUIDE PRICE £385,000**

**Vanessa Newman Property Agents** are delighted to present this beautifully maintained family home to the market, offered for sale for the very first time.

Originally constructed as a three-bedroom semi-detached property, the current owners have thoughtfully extended the home on two occasions, transforming it into a versatile and spacious four/five-bedroom family residence.

The property now benefits from a well-proportioned porch, providing excellent storage for coats and shoes. A substantial two-storey side extension enhances the accommodation, offering a second reception room on the ground floor—ideal as a family room, home office, or even a fifth bedroom. Above, this extension creates an impressive fourth bedroom featuring dual-aspect windows to the front and rear. Subject to the necessary consents, this space offers excellent potential to incorporate an en-suite, creating a modern principal bedroom suite and adding further value.

The original living room remains a cosy and inviting space, while to the rear of the property is a spacious open-plan kitchen/dining room, enjoying views over the private and enclosed south-facing rear garden—perfect for family living and entertaining.

The side extension also incorporates a well-designed utility room, maximising kitchen storage, along with a ground floor WC/shower room for added convenience.

To the first floor, there are three further generously sized bedrooms, along with the main family bathroom.

The property has been recently redecorated throughout, and the ground floor—particularly the hallway and kitchen—benefits from high-quality wooden flooring, adding a warm and contemporary finish.

Externally, the home offers a private rear garden, with the added advantage of off-road parking to the rear, as well as a single garage.

Situated in a highly sought-after position within the popular village of Little Paxton, the property is within walking distance of Little Paxton Primary School and the picturesque Paxton Pits Nature Reserve.

**Agent's Note:**

This property is presented to an excellent standard both internally and externally, offering well-balanced and thoughtfully arranged accommodation ideal for a growing family. Its position overlooking natural green belt land further enhances its appeal in this child-friendly setting.

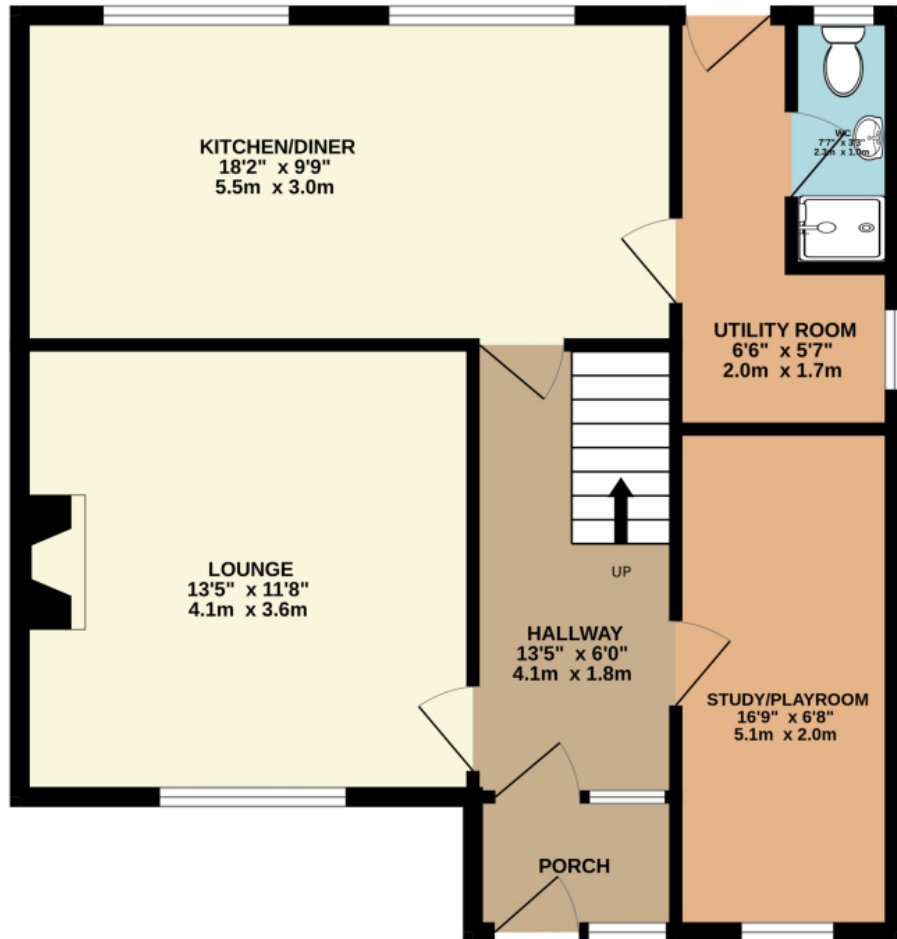
**Early viewing is highly recommended to fully appreciate everything this superb home has to offer.**



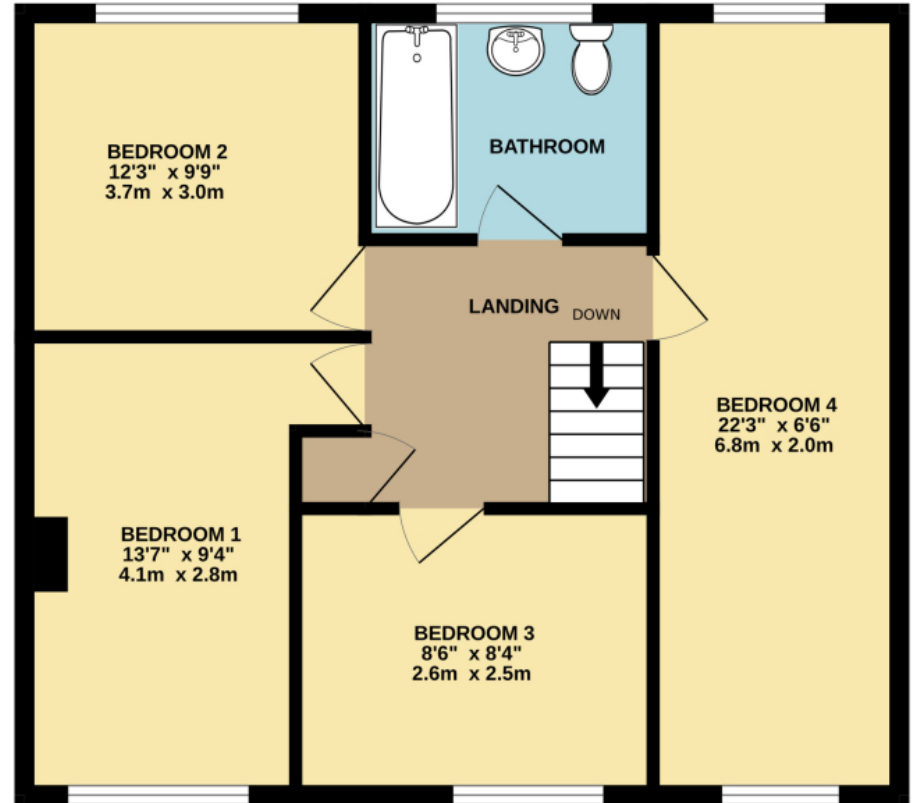




GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan 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. This plan is for illustrative purposes only and should 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 or efficiency can be given.  
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**Vanessa Newman**

*Property Agents*