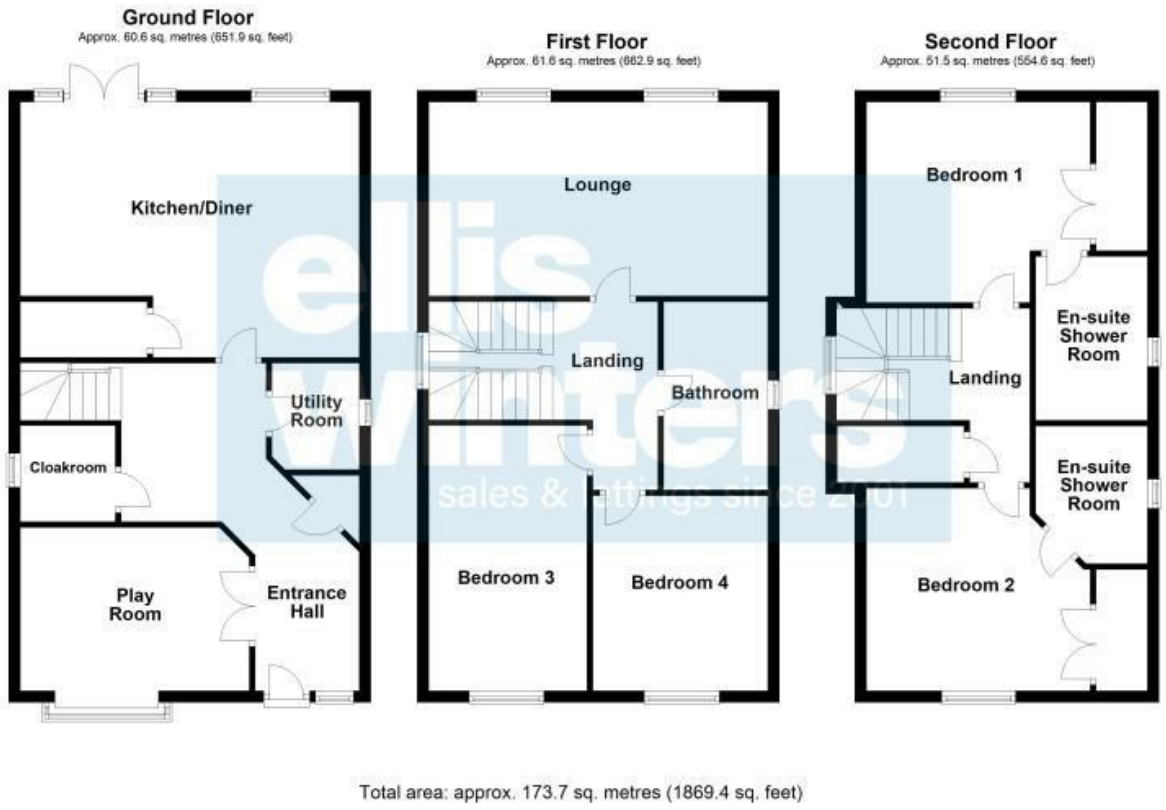

A modern detached family home offering a deceptive amount of accommodation including four double bedrooms, three bathrooms, two reception rooms, a kitchen/diner and a utility room. Outside the property boasts an enclosed rear garden and ample off road parking provided by a driveway and detached garage. Offered with No Forward Chain.

You are welcomed by the good sized entrance hall which provides access to all the ground floor accommodation as well as the stairs leading to the first floor. Located to the front of the property with double doors opening from the entrance hall is the play room which could be used for a number of versatile purposes as required. To the rear of the property is the modern kitchen/diner with matching island unit, stone worktops and integrated appliances. Double doors from the kitchen open to the enclosed rear garden. The remainder of the ground floor accommodation includes a modern two piece suite cloakroom and a separate utility room.

The first floor landing leads to a first floor lounge, two double bedrooms and the family bathroom fitted with a modern four piece bathroom suite. Stairs lead from the first floor landing to the second floor which boasts two further double bedrooms both with modern three piece en suite shower rooms.

Outside the property benefits from ample off road parking provided by a block paved driveway which leads to a detached garage measuring 5.60m (18'4") x 3.04m (9'11") with an up and over door, power and lighting. Gated side access leads to the fully enclosed rear garden which patio seating area.

The property is situated in the popular market town of St Neots with great road links to the A428 to Cambridge and the A1. St Neots train station is within walking distance with regular trains to London in under an hour.

Ground Floor

Entrance Hall

Cloakroom

Play Room
3.98m (13'1") x 2.84m (9'4")

Kitchen/Diner
5.89m (19'4") x 4.44m (14'7") max

Utility Room
1.85m (6'1") x 1.52m (5')

First Floor

Landing

Lounge
5.89m (19'4") x 3.42m (11'3")

Bedroom 3
4.72m (15'6") x 2.76m (9'1")

Bedroom 4
3.42m (11'3") x 3.04m (10')

Bathroom

Second Floor

Landing

Bedroom 1
3.89m (12'9") max x 3.63m (11'11")

En-suite Shower Room

Bedroom 2
3.89m (12'9") x 3.49m (11'5") max

En-suite Shower Room

Agents Note
Please note that photos shown were taken before the current tenant moved into the property in 2023.

Further Information
Tenure: Freehold
Development maintenance charges: £280pa
Council Tax Band: F
EPC Rating: B

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £66.67 plus VAT (£80) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good

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OFFICE ADDRESS

14 Market Hill
St Ives
Cambridgeshire
PE27 5AL

OFFICE DETAILS

01480 388888
infostives@elliswinters.co.uk

PROPERTY SUMMARY

NO FORWARD CHAIN

A modern detached family home offering a deceptive amount of accommodation including four double bedrooms, three bathrooms, two reception rooms, a kitchen/diner and a utility room. Outside the property boasts an enclosed rear garden and ample off road parking provided by a driveway and detached garage.

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