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lettings

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**51 Beachampstead Road, Great Staughton, PE19 5DX**

**Bedrooms: 4 Bathroom: 1**

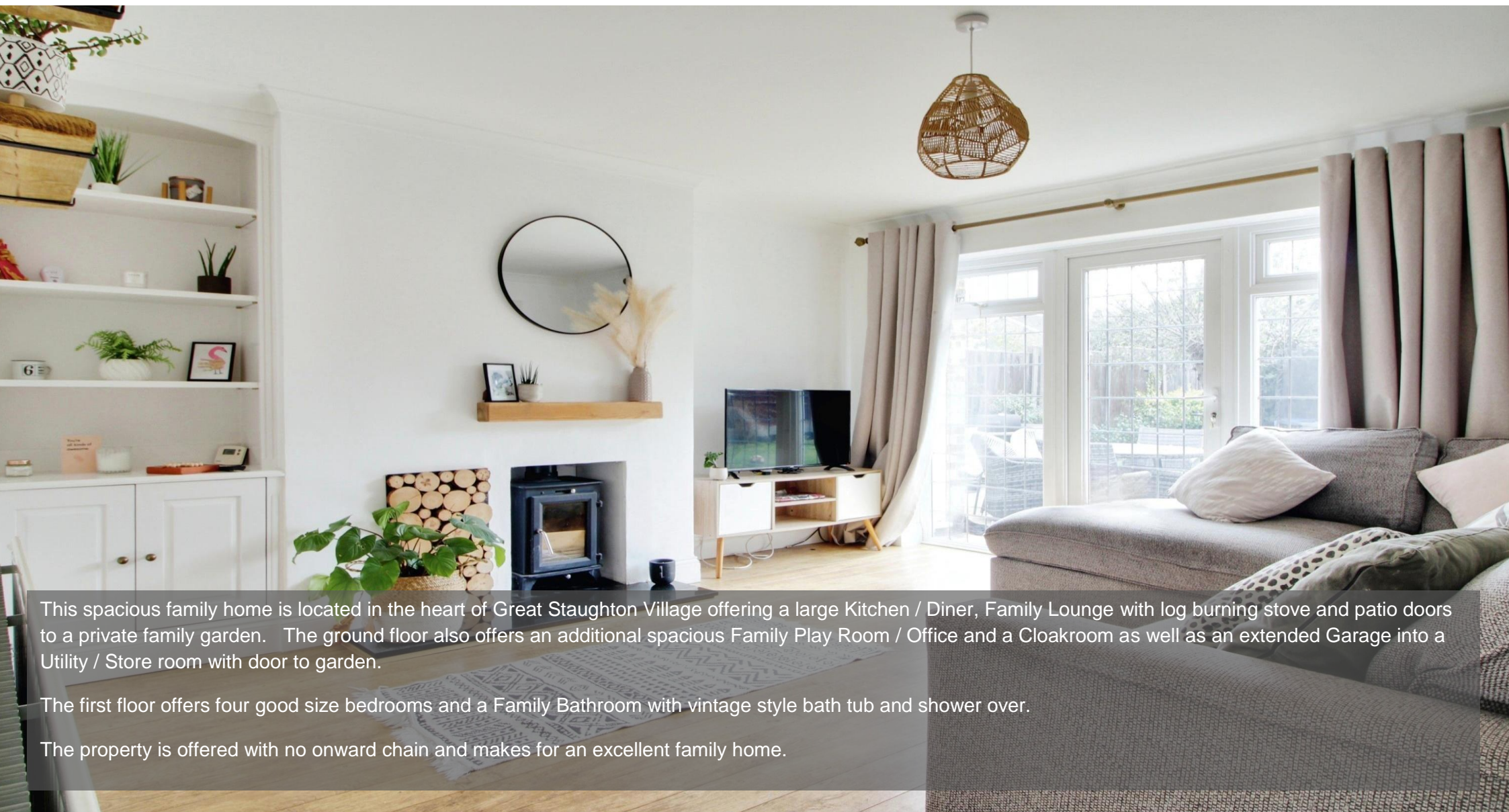
**£430,000**

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# Property Features

- FOUR DOUBLE BEDROOM DETACHED FAMILY HOME
- DOWNSTAIRS PLAYROOM / OFFICE
- EXTENDED GARAGE / UTILITY AREA
- LARGE KITCHEN DINER
- PRIVATE FAMILY GARDENS
- LOVELY VILLAGE LOCATION WITH SCHOOLS AND AMENITIES
- LOUNGE WITH LOG BURNING STOVE
- CHAIN FREE



This spacious family home is located in the heart of Great Staughton Village offering a large Kitchen / Diner, Family Lounge with log burning stove and patio doors to a private family garden. The ground floor also offers an additional spacious Family Play Room / Office and a Cloakroom as well as an extended Garage into a Utility / Store room with door to garden.

The first floor offers four good size bedrooms and a Family Bathroom with vintage style bath tub and shower over.

The property is offered with no onward chain and makes for an excellent family home.







# Room Details & Dimensions

## Entrance Hall

Entrance hall with stairs to first floor and cloakroom.

## Cloakroom W.C.

WC, wash basin and radiator with UPVC window to front.

## Office / Playroom 17' 4" x 7' 6" (5.28m x 2.28m)

Ground floor playroom / office with UPVC window to front, radiator and internal door to garage/utility.

## Kitchen / Diner 22' 2" x 11' 0" (6.75m x 3.35m)

A spacious kitchen diner with a range of base and eye level units, integrated dishwasher, American style fridge freezer and cooker with extractor over. Stone flooring leading through to dining area with patio doors to gardens. Side door leading to covered passageway to garden and front.

## Family Lounge 13' 2" x 12' 5" (4.01m x 3.78m)

Wood burning stove, oak effect flooring, patio doors to gardens and enclosed shelving / store unit.

## Bedroom One 12' 7" x 10' 0" (3.83m x 3.05m)

Double bedroom with UPVC window to rear, radiator.

## Bedroom Two 11' 8" x 7' 3" (3.55m x 2.21m)

Double bedroom with UPVC window to rear and radiator.

## Bedroom Three 12' 6" x 7' 6" (3.81m x 2.28m)

Double bedroom with UPVC window to front aspect and radiator.





## Bedroom Four 10' 4" x 8' 7" (3.15m x 2.61m)

Double bedroom with UPVC window to front and radiator.

## Bathroom

White vintage style bath with wall mounted shower over. WC and wash basin. Radiator with towel heater over, UPVC window to side and wood effect flooring.

## Garage / Utility

The property offers a spacious garage space which leads through to an extended Utility room with plumbing for washing machine and dryer.

The property has Air Sourced heating which is housed within the utility room.

Door leading to rear garden.

## Gardens

A non overlooked rear garden with lawned area and planted borders.

Stone patio area for entertaining which can be accessed via the Lounge and Dining Room.

## Frontage

The property has a block paved driveway with ample parking space, lawn frontage and mature tree.

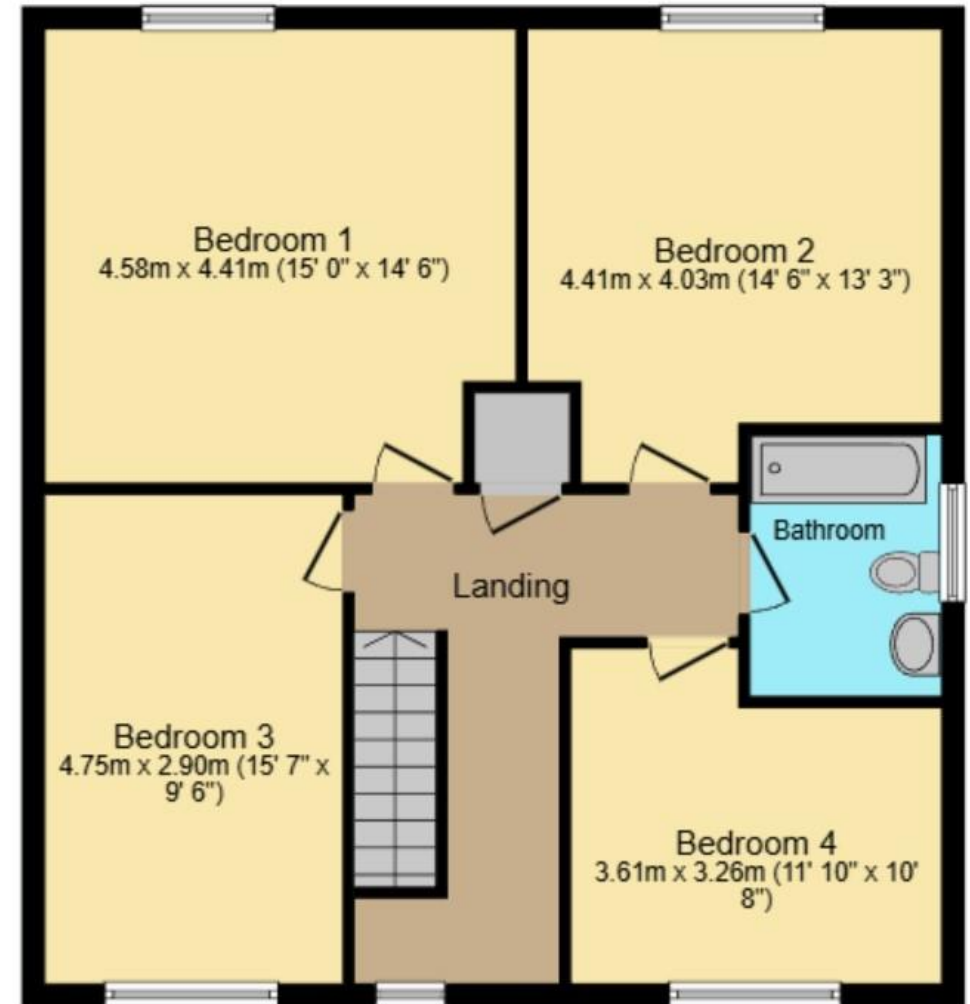
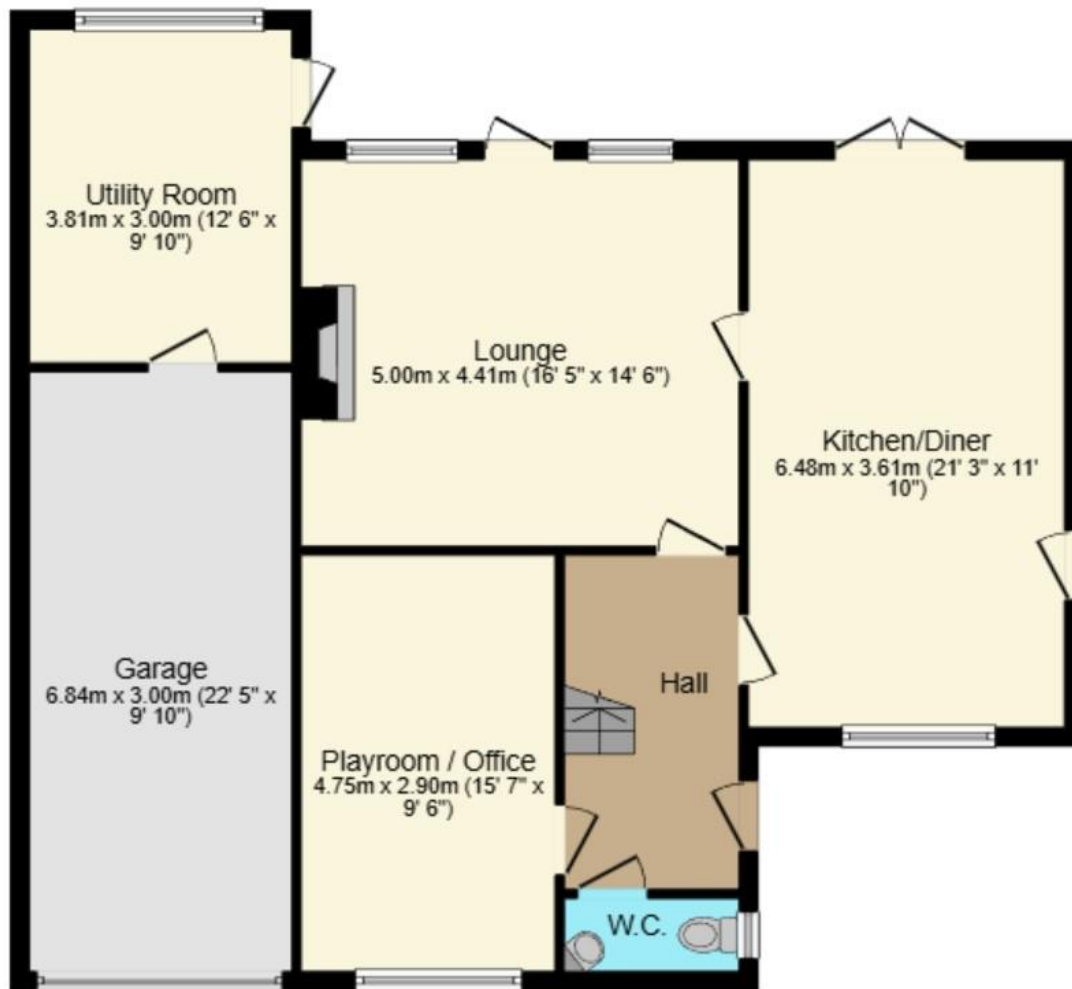






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# Floorplan



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## Additional Information

Tenure: Freehold  
 Construction Type: Traditional Brick  
 Parking: Private Driveway  
 Electric supply: Mains Electricity  
 Water supply: Mains water  
 Sewerage: Mains Sewerage  
 Heating supply: Air Sourced Heating  
 Mobile Signal: Good  
 Rights or Restrictions: None disclosed by owner  
 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

## 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.