



3 Town Orchard
Southoe, St. Neots, PE19 5YJ
£390,000



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Located in Southoe St Neots, is this detached four bedroom family home, with off road parking and a garage.

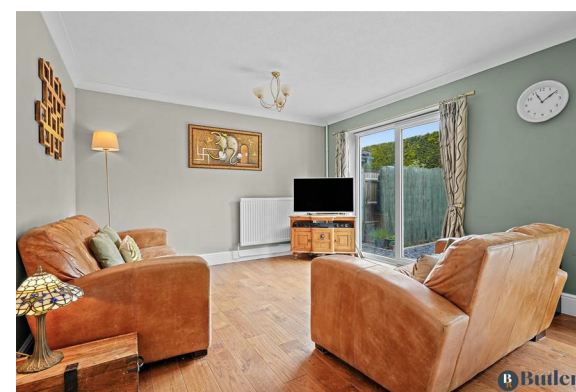
Step inside a welcoming entrance hall leading through to a bright lounge and dining area. Sliding patio doors allow plenty of natural light to flood the space while offering lovely views over the landscaped garden. The room is thoughtfully zoned, with ample space for a dining table positioned to enjoy the garden outlook.

The kitchen is fitted with wooden cabinets and metro tiles, with space for a washing machine, dishwasher and fridge freezer. Adjacent is an additional reception room, currently utilised as a spacious home office. This area offers excellent potential to be opened up and transformed into a larger kitchen and dining space. Also accessed from the hallway is a convenient WC and an understairs storage cupboard.

Upstairs are four bedrooms. Bedroom one benefits from a newly refurbished en-suite shower room. The family bathroom is fitted with a bath and includes a practical storage cupboard for towels and linen.

The east-facing garden has been thoughtfully landscaped, featuring raised planted borders, a central pergola creating an attractive focal point, and a fire pit with paved seating areas, ideal for enjoying the evenings outdoors. There is also a shed for storage and access to the garage.

To the front is a driveway providing



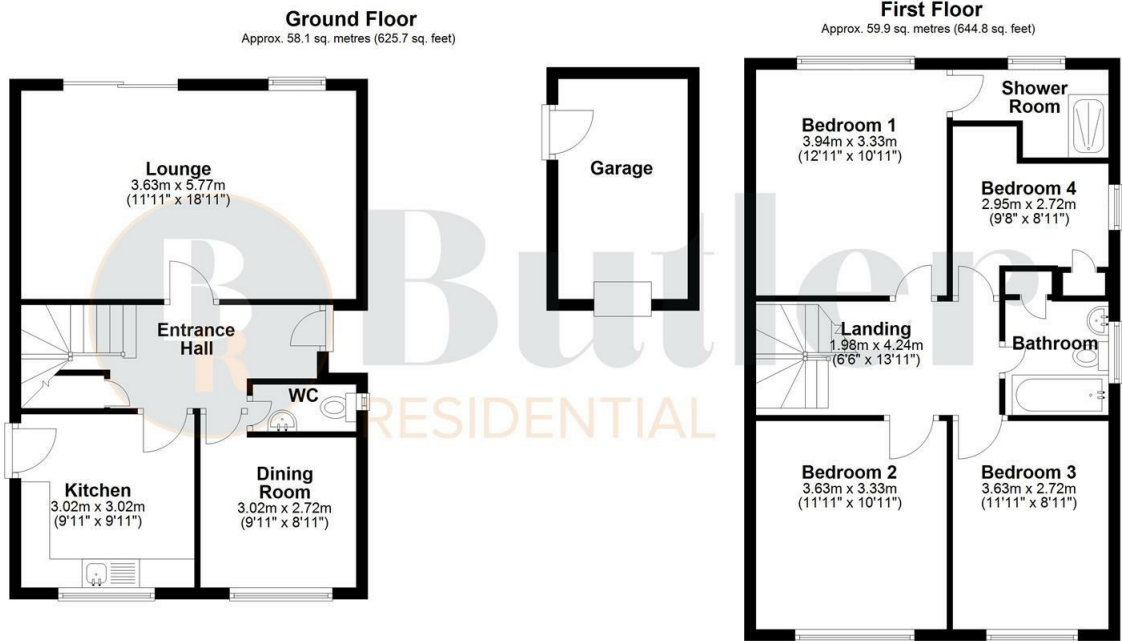


parking for two cars, and the property occupies a corner position within a quiet cul-de-sac, offering both peace and privacy.

Southoe is situated just off the A1M northbound carriageway, between Little Paxton and Buckden, offering excellent transport links. The village benefits from a play area, sports field and village hall, as well as an abundance of countryside walks to neighbouring villages including Diddington and Hail Weston, with cycle routes to Grafham Water and further afield via the National Cycle Network. The catchment schools are Buckden CofE Primary School and Hinchingsbrooke School with school bus services.



Floor Plan



Total area: approx. 118.0 sq. metres (1270.6 sq. feet)

Viewing

Please contact us on 01438 584400 if you wish to arrange a viewing appointment for this property or require further information.

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Area Map



Energy Efficiency Graph

