



25 Edinburgh Drive
Eaton Socon, St. Neots, PE19 8PP
£450,000



25 Edinburgh Drive

Eaton Socon, St. Neots, PE19 8PP

Located in Eaton Socon, St Neots is this extended, link detached four bedroom home with off road parking.

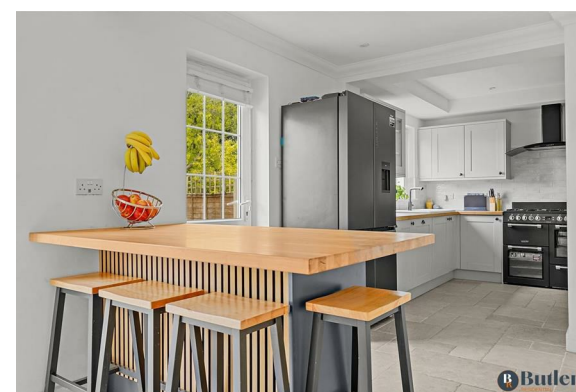
Step inside a welcoming porch with space to hang coats and bags, and store shoes. The entrance hall features oak-effect flooring underfoot and leads to the lounge. The lounge is bright and inviting, with views to the front via an oriel bay window.

Moving through to the heart of the home. The kitchen has been beautifully transformed with shaker-style cabinets, wooden worktops and cream tiling. There is an integrated dishwasher, along with space for a gas range cooker and an American-style fridge freezer. Off the kitchen is a convenient utility room offering additional storage, plus space for a washing machine and tumble dryer.

At the centre of the room is a breakfast island, perfect for growing families and informal dining, while adjacent is space for a large dining table. French doors open onto the garden, bringing the outside in and creating the ideal setting for entertaining family and friends.

Leading off the entrance hall is an additional reception room, currently used as a playroom, though it could equally serve as a home office. Completing the downstairs accommodation is a WC.

Upstairs, the spacious landing leads to four well-proportioned bedrooms. Bedrooms one and three benefit from views over the garden. The family bathroom has been refitted and finished





with practical built-in storage, ideal for towels and toiletries, and includes a bath with shower over.

Outside, the west-facing garden features a wraparound patio and lawned area. There are two sheds providing useful storage, along with side-gate access to the front. To the rear, a gate leads directly to Duloe Brook, ideal for children to ride scooters or bikes. To the front of the property is a lawned garden and off-road parking.

Eaton Socon has great schools and amenities within walking distance, with St Neots town, mainline station and the A1(M) a short drive away.



Floor Plan



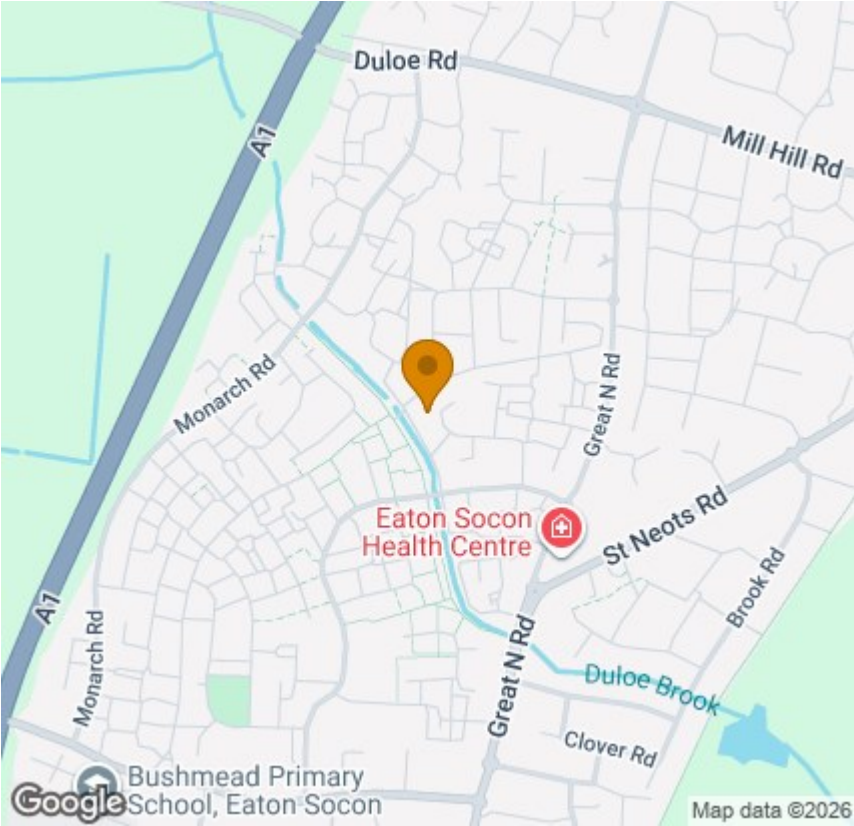
Total area: approx. 117.5 sq. metres (1264.7 sq. feet)

Viewing

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

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Area Map



Energy Efficiency Graph



Address: Suite 2, First Floor, Unit B, Balbir House Norton Green Road, Stevenage, SG1 2LP
Tel: 01438 584400
Email: hello@butlerresidential.co.uk



butlerresidential.co.uk