



RUSSELL KILLNER  
ESTATE AGENTS



## 2 Wyre Crescent

, St Neots, PE19 0AL

Offers in excess of £500,000

\*\*\* WALKING DISTANCE TO THE TRAIN STATION \*\*\* Situated on the newly established Wintringham development, this sought after pristine four bedroom detached family home comprises an entrance hallway with two large storage cupboards, downstairs cloakroom, utility room, separate dining room, generously sized lounge with patio doors overlooking the rear garden and a stunning open kitchen family room. The kitchen has a range of high and low soft closed units, electric induction hob, electric double oven, integrated fridge freezer and dishwasher.

Upstairs offers an open landing area, the master and second bedroom both boast an en suite and fitted wardrobes, a further double bedroom, a good sized single room and a contemporary four piece family bathroom. The enclosed rear garden has side access to the driveway, artificial lawn with shrub borders and an extensive patio area ideal for hosting. This freehold property further benefits from gas central heating, double glazing, an alarm system, a single garage with a driveway and the remaining balance of an NHBC warranty.

Management Company: Encore Estates.  
Service Charge Cost Approx. £280 per annum.

Type of Construction Materials: Brick and Slate Roof.  
Council Tax: Band E.  
Energy Supplier: British Gas.  
Water & Sewerage Supplier: Anglian Water.

- Fantastic opportunity for first-time buyers or the growing family
- Situated on the newly established Wintringham development
- Sought after pristine four bedroom detached family home
- Generously sized lounge with patio doors overlooking the rear garden
- Spacious master bedroom with an en suite and fitted wardrobes
- Enclosed rear garden with an extensive patio area ideal for hosting
- Single garage with a driveway for two vehicles
- Remaining balance of a 10 year NHBC warranty from December 2020 build date
- Walking distance to the train station which has access to London Kings Cross
- Surrounded by pocket parks, local amenities and great road links

### Viewing

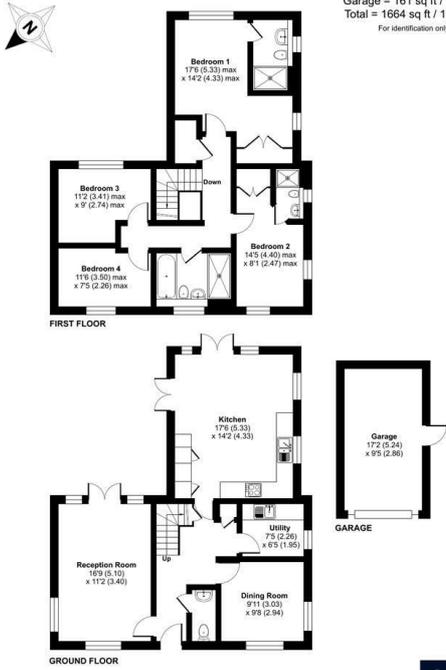
Please contact us on 0333 210 0179 if you wish to arrange a viewing appointment for this property or require further information.



# Floor Plan

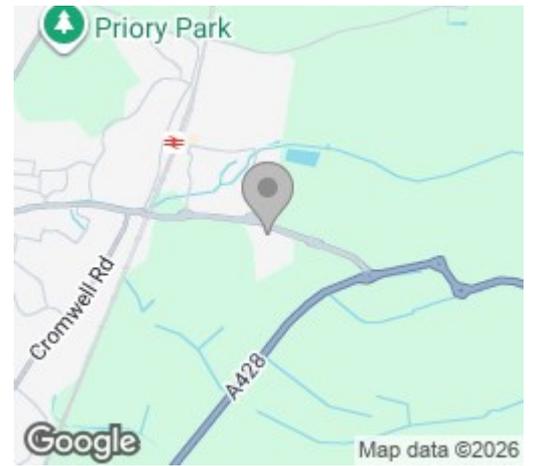
## Wyre Crescent, St. Neots, PE19

Approximate Area = 1504 sq ft / 139.7 sq m  
 Garage = 161 sq ft / 14.9 sq m  
 Total = 1664 sq ft / 154.6 sq m  
 For identification only - Not to scale

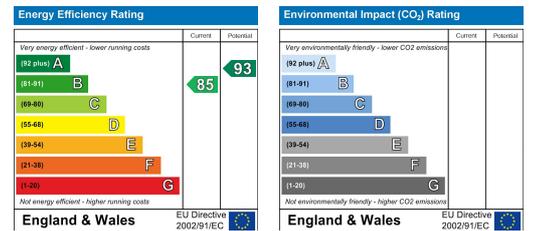


Floor plan produced in accordance with RICS Property Measurement 2nd Edition, incorporating International Property Measurement Standards (IPMS Residential). ©rickcom 2025. Produced by Mr. Estate Agents, REF: 120607

# Area Map



# Energy Efficiency Graph



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