



1 St. Thomas, Eltisley, St. Neots  
Cambridgeshire. PE19 6TF

Asking Price  
£575,000

A modern detached bungalow located on the edge of the popular village of Eltisley close to the village green & public house and with easy access to the A428. The accommodation includes a sitting room with open fireplace, a dining room, a study, a kitchen/breakfast room, cloak & utility rooms, three bedrooms, an en-suite wet room and a family bathroom. Outside is a driveway, double garage and side & rear gardens.

### Full description

The front door leads to hallway with oak flooring, double doors to the sitting room, study & dining room, doors to the cloakroom, a storage cupboard, the kitchen/breakfast room and an opening to a rear hallway.

Sitting Room - 6.50m x 4.30m (21'4 x 14'1)

French doors to the garden, a window to the front, an open fireplace and oak flooring.

#### Cloakroom

The door from the hallway leads to a coat hanging area with oak flooring and a further door to the cloakroom which has a window to the rear, oak flooring, a WC and a basin.

Study - 2.85m x 2.69m (9'4 x 8'10)

Oak flooring and a window overlooking the garden.

Kitchen/Breakfast Room - 4.40m x 3.90m (14'5 x 12'10)

Fitted with a range of base, wall & drawer units, a breakfast bar, a sink & drainer, integrated oven, grill and five ring hob with extractor hood over, space for an American style fridge/freezer, an integrated dishwasher, tiled flooring, a door to the utility room and a window to the front.

Utility Room - 3.20m x 2.10m (10'6 x 6'11)

Wall & base units with sink & drainer, plumbing for a washing machine, space for a tumble drier, an internal door to the double garage, a window and door to the side.

Dining Room - 4.72m x 3.52m (15'6 x 11'7)

Corner windows to the side & rear.

#### Rear Hallway

Leading to the bedrooms & bathroom with oak flooring, access to the loft space and double doors to the shelved airing cupboard with hot water cylinder.

Bedroom One - 4.77m x 3.00m (15'8 x 9'11) max

Built in double wardrobe, window to the rear, an opening to the dressing area with twin built in wardrobes and a door to the wet room.

#### En-suite Wet Room

Fully tiled with a window to the rear, a WC, wash hand basin and shower.

Bedroom Two - 4.34m x 2.88m (14'3 x 9'5)

Built in wardrobe and a window to the side.

Bedroom Three - 3.40m x 2.35m (11'2 x 7'9)

Window to the side.

#### Family Bathroom

Window to the side, WC, wash hand basin, bath with shower over & tiled flooring.

## Outside

To the front of the bungalow is a double block paved driveway leading to the double garage. The garaging has electric twin up & over doors, roof storage space, houses the oil fired boiler and has a door to the side garden. The side and rear gardens have gated access to the front, are mainly laid to lawn and walled to two sides.

## Agent's Notes

The property is double glazed throughout and has oil fired central heating.

Disclosure Notice - The owner of the property is employed by Gatehouse Estates.



**IMPORTANT NOTICE:** These particulars are intended only as a guide to the property. They do not form part of any sale contract and although believed to be correct they may be inaccurate in important respects including dimensions and/or other measurements relating to the size of rooms, buildings and any garden or land. The floorplans should only be viewed in conjunction with the sales particulars; they are for indicative purposes only and are not to scale. Dimensions, walls, windows, doors, fixtures & fittings and their locations are for identification only; they may be inaccurate in important respects and may not be a true representation.

