



LOVETT
Sales & Lettings

£425,000



9 Chaucer Place, Eaton Ford, St. Neots, PE19 7LN

- DETACHED FAMILY HOME
- FOUR BEDROOMS
- CLOSE TO CROSSHALL SCHOOL
- EASY ACCESS TO A1 & TOWN CENTRE
- RIVERSIDE PARK NEARBY
- GARAGE AND DRIVEWAY

Full Description

A four bedroom detached family home in a sought after position within short walking distance of Crosshall School. The property offers easy access to the A1 as well being half a mile from St Neots Town Centre offering an abundance of shops and amenities. The accommodation comprises entrance hall, WC, kitchen/dining room, living room and conservatory on the ground floor. The first floor has four bedrooms and a family bathroom. The property benefits from gas radiator heating. Externally there is a South facing rear garden and extended garage. To the front there is ample off road parking with a block paved driveway. Viewing highly recommended. No forward chain.

ENTRANCE HALL

UPVC entrance door leading to entrance hall. Stairs to first floor with cupboard under. Large storage cupboard housing gas boiler. Two radiators. Doors to WC, kitchen/dining room and living room.

WC

Two piece white suite comprising low level WC and wash hand basin with vanity unit. Tiled splash backs. UPVC window to side.

KITCHEN/DINER

17' 9" x 9' 8" (5.41m x 2.95m)

Fitted kitchen comprising work surfaces with complementary drawers and cupboards under. Wall mounted cupboards. Single bowl sink with mixer tap and tiled splash backs. Built in electric double oven and four ring gas hob with extractor over. Plumbing for washing machine and dishwasher. Radiator. UPVC windows to front.

LIVING ROOM

20' 4" x 10' 9" (6.2m x 3.28m)

UPVC window to rear. UPVC sliding door to conservatory. TV and telephone point. Radiator. Feature Inglenook style open fireplace.

CONSERVATORY

10' 9" x 9' 11" (3.28m x 3.02m)

Brick and UPVC constructed conservatory with door to garden. Polycarbonate roof with ceiling fan. Tiled floor.

LANDING

UPVC window to side. Airing cupboard. Loft access. Doors to bedrooms and bathroom.



BEDROOM ONE

11' 3" x 10' 4" (3.43m x 3.15m)

UPVC window to rear. Radiator. Built in wardrobe.

BEDROOM TWO

9' 8" x 9' 2" (2.95m x 2.79m)

UPVC window to front. Radiator. Built in wardrobe.

BEDROOM THREE

9' 0" x 7' 2" (2.74m x 2.18m)

UPVC window to rear. Radiator. Built in wardrobe.

BEDROOM FOUR

8' 7" x 6' 5" (2.62m x 1.96m)

UPVC window to front. Radiator. Built in cupboard.

SHOWER ROOM

Three piece white suite comprising low level WC, pedestal wash hand basin and fitted shower with glass doors and splash backs. Radiator. Shaver socket. UPVC window to side.

REAR GARDEN

South facing enclosed rear garden mainly laid to lawn with mature flower and shrub borders. Gated access to front. Storage shed. Door to garage.

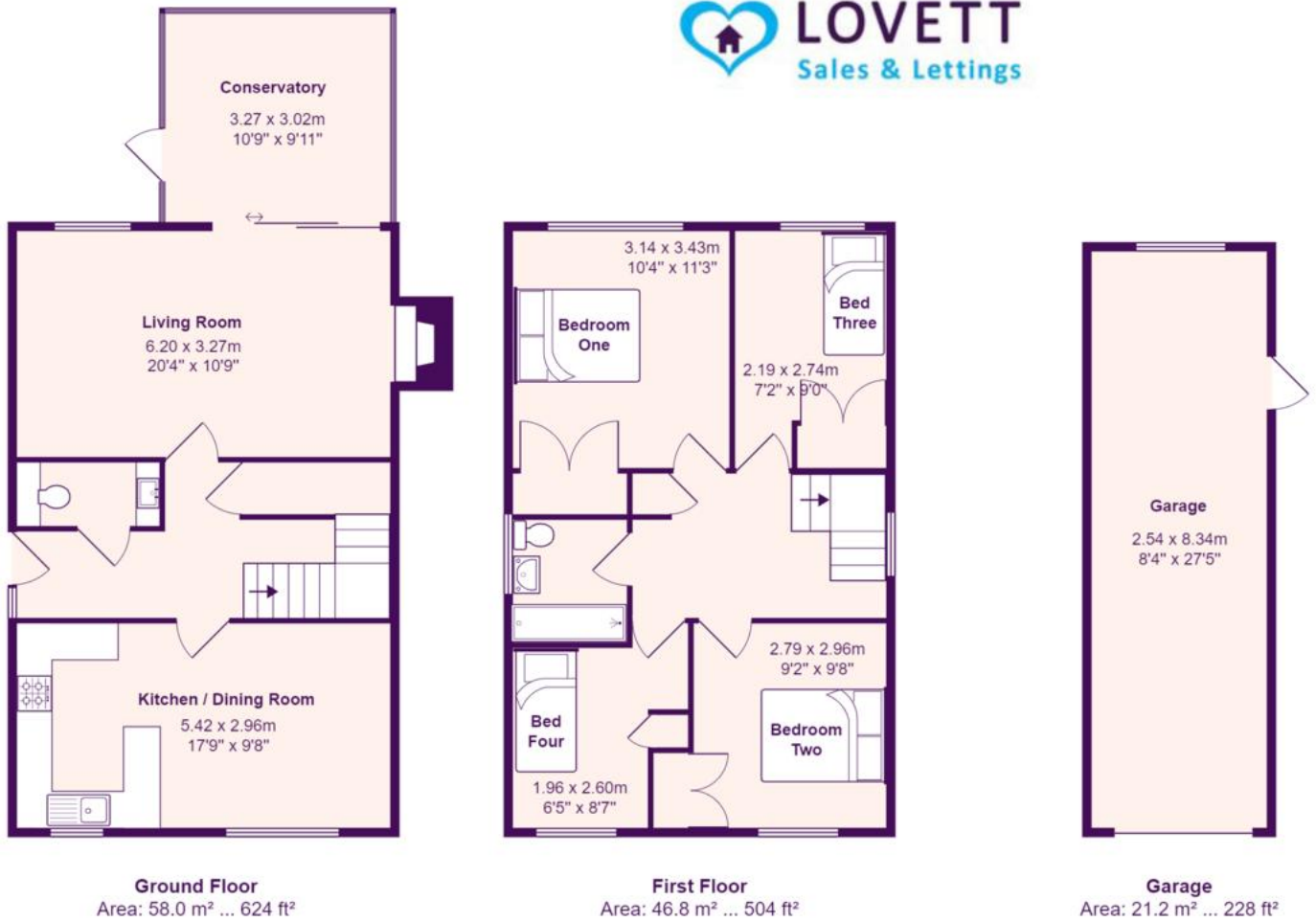
GARAGE

Extended to 27.5ft. Metal up and over door. Personal door to side. Window to rear.

FRONT GARDEN

Block paved driveway leading to garage providing off road parking for several vehicles.





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