



## **32 Swallow Court, St. Neots, PE19 1NP**

- Detached family home
- Four bedrooms / Two bathrooms
- Short distance to St Neots Train Station
- Close to Priory Park
- Separate study on the ground floor
- Primary & Secondary Schools nearby

## Full Description

A spacious four bedroom detached family home within short walking distance to St Neots Railway Station and close to Priory Park with its 80 Acres of open green space. Priory Primary School and Longsands Academy Secondary School are also nearby. The well presented accommodation comprises entrance hall, WC, refitted kitchen, utility, living/dining room and study/family room on the ground floor. The first floor has four good sized bedrooms with a re-fitted en-suite to main bedroom plus a modern family bathroom. The property benefits from gas radiator heating and UPVC windows and doors throughout. Externally there is a private West facing rear garden and a driveway to front providing off road parking for two vehicles. Viewing highly recommended!

### ENTRANCE HALL

UPVC entrance door leading to entrance hall. Wood flooring. Radiator. Stairs to first floor with cupboard under. Doors to WC, Study/Family Room, Living Room and Kitchen. Heating thermostat.

### WC

Two piece white suite comprising low level WC and pedestal wash hand basin. Tiled splash backs. Heated towel rail. UPVC window to front.

### KITCHEN

12' 5" x 8' 8" (3.78m x 2.64m)

Refitted kitchen comprising butchers block work surfaces with complimentary drawers and cupboards under. Wall mounted cupboards. One and a half bowl sink with mixer tap and tiled splash backs. Gas cooker point with extractor fan over. Plumbing for dishwasher. Cupboard housing gas boiler. Radiator. Tiled floor. Door to utility room. UPVC windows to front. UPVC door to side.

### UTILITY ROOM

Utility comprising butchers block work surfaces with cupboards under. Wall mounted cupboards. Single bowl sink with mixer tap and tiled splashbacks. Plumbing for washing machine. Radiator. UPVC window to side.

### LIVING / DINING ROOM

24' 8" x 10' 9" (7.52m x 3.28m)

UPVC Window and bi-folding doors to rear garden. Wood flooring. Two radiators. Feature electric fireplace. TV and telephone points.



### STUDY / FAMILY ROOM

13' 8" x 8' 7" (4.17m x 2.62m)

UPVC window to front. Radiator. TV point. Wood flooring.  
Walk in store room.

### LANDING

Pull down loft hatch with loft ladder. Airing cupboard housing  
hot water cylinder.

### BEDROOM ONE

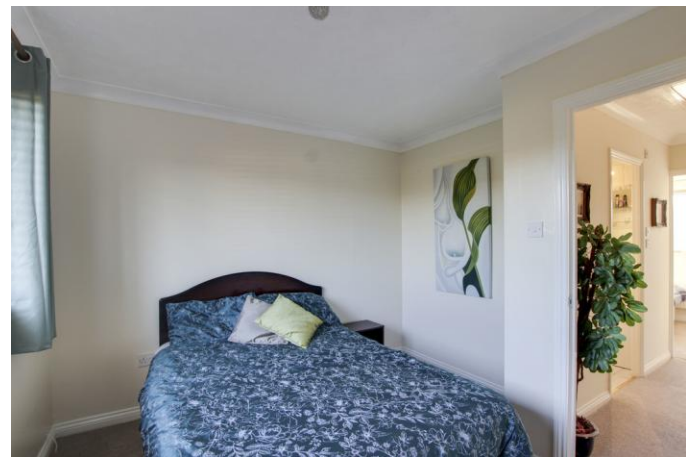
12' 5" x 9' 3" (3.78m x 2.82m)

UPVC window to front. Radiator. Built in wardrobe with  
mirrored sliding doors. Door to ensuite.



### ENSUITE

Refitted three piece white suite comprising low level WC,  
wash hand basin with vanity unit and fitted shower with  
glass door and tiled splash backs. Fully tiled walls. Heated  
towel rail. Extractor fan. UPVC window to side.



### BEDROOM TWO

12' 0" x 10' 1" (3.66m x 3.07m)

UPVC window to rear. Radiator.

### BEDROOM THREE

12' 5" x 8' 1" (3.78m x 2.46m)

UPVC window to rear. Radiator.

### BEDROOM FOUR

12' 0" x 7' 4" (3.66m x 2.24m)

UPVC window to front. Radiator. Built in wardrobe.



### BATHROOM

Three piece suite comprising low level WC, pedestal wash  
hand basin and panelled Jacuzzi bath with shower over.  
Tiled splash backs. Radiator. Extractor fan. UPVC window to  
side.

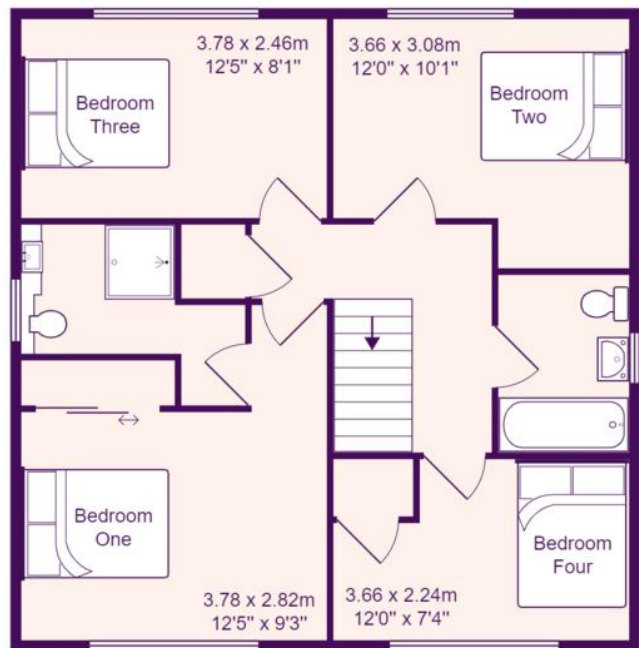
### REAR GARDEN

West facing rear garden mainly laid to lawn with flower and  
shrub borders. Gated access to rear and front. Storage  
shed. Patio area.

### FRONT GARDEN

Off road parking for 2 vehicles. Lawn area with mature trees.  
Gated access to side.





**Ground Floor**

**First Floor**

Total Area: 123.1 m<sup>2</sup> ... 1325 ft<sup>2</sup>

All measurements are approximate and for display purposes only

**EPC GRAPH**

