



25 Hayling Avenue, Little Paxton, St. Neots, PE19 6HG

- GUIDE PRICE £350,000 - £375,000
- Extended three bed semi
- Close to Paxton Pits Nature Reserve
- Garage and block paved driveway
- Pub/restaurant, shops, school and play parks nearby
- Sought after village of Little Paxton

Full Description

CURRENT OWNER'S EXPERIENCE

'We have lived in this house for 9 years now and we're sad to be moving on but unfortunately we have outgrown the property, with three children and working from home.

There are many reasons why we will miss this house, not least to mention the beautiful sunsets that we get from the huge master bedroom window and the sunrises on the front, over the lakes.

Although we have a northwest facing garden, in the summer we get the sun throughout the day. The various patios in the garden are positioned to make the most of this, so there's always somewhere sunny or shaded to sit, depending on your preference.

Having the extra living space downstairs has been a gift with having children running around. It means that although this is a three-bedroom house, it feels spacious, with plenty of room for entertaining.

Being positioned on the road between the local pub at one end and the nature reserve at the other end, we are in an ideal location. When it was just the two of us, it was easy to stumble home from the pub and now that we have children, we make the most of the nature reserve for great family walks.

With the addition of the co-op locally, we now have a number of options for last minute shopping which is always helpful! The pharmacy and the doctor's surgery are also within walking distance.'

PROPERTY DESCRIPTION

An extended three bedroom semi detached family home in the heart of the sought after village of Little Paxton. The property is within walking distance village amenities including Paxton Pits Nature Reserve, doctors surgery, pharmacy, convenience stores, pub/restaurant, community hub, village hall, large play parks and primary school. The very well presented accommodation comprises entrance hall, living room, extended kitchen / breakfast room and dining room on the ground floor. The first floor has three good sized bedrooms and a refitted family bathroom. The property benefits from gas radiator heating and UPVC windows throughout. Externally, there is an enclosed rear gardens plus a driveway leading to a single garage. The flat roofs on the front porch and rear extension have been replaced in November 2023. Viewing highly recommended!

ENTRANCE HALL

Composite entrance door, stairs to first floor, wood flooring, UPVC window to front, telephone point, radiator, door to lounge. Alarm panel. Thermostat/Heating controls.

LIVING ROOM

UPVC window to front. TV and telephone point. Radiator. Glazed door to kitchen.



KITCHEN/BREAKFAST ROOM

Fitted kitchen comprising work surfaces with complementary drawers and cupboards under. Wall mounted cupboards. Single bowl ceramic sink with mixer tap and tiled splash backs. Freestanding electric oven with extractor over. Space for fridge / freezer. Plumbing for washing machine and dishwasher. Radiator. Wood floor. UPVC window to rear. UPVC door to side. Archway through to dining room.

DINING ROOM

UPVC French doors and windows to rear garden. Wood flooring.

LANDING

UPVC double glazed window to side. Access to loft space with loft ladder housing gas combi boiler. Airing cupboard. Doors to bedrooms and bathroom.

BEDROOM ONE

UPVC window to rear. Fitted wardrobe with sliding doors. Radiator.

BEDROOM TWO

UPVC window to front. Fitted wardrobe with sliding doors. Radiator.

BEDROOM THREE

UPVC window to front. Radiator.

FAMILY BATHROOM

Refitted three piece suite comprising low level WC, wash hand basin and panelled bath with shower over and glass screen. Tiled splash backs. Heated towel rail. Inset ceiling lights. UPVC window to rear.

REAR GARDEN

Enclosed rear garden mainly laid to lawn with flower and shrub borders. Patio areas. Gated access to front. Door to garage. Outside tap. Timber play house.

FRONT DRIVEWAY

Block paved front driveway leading to garage providing off road parking for several cars. Gated access to garden.

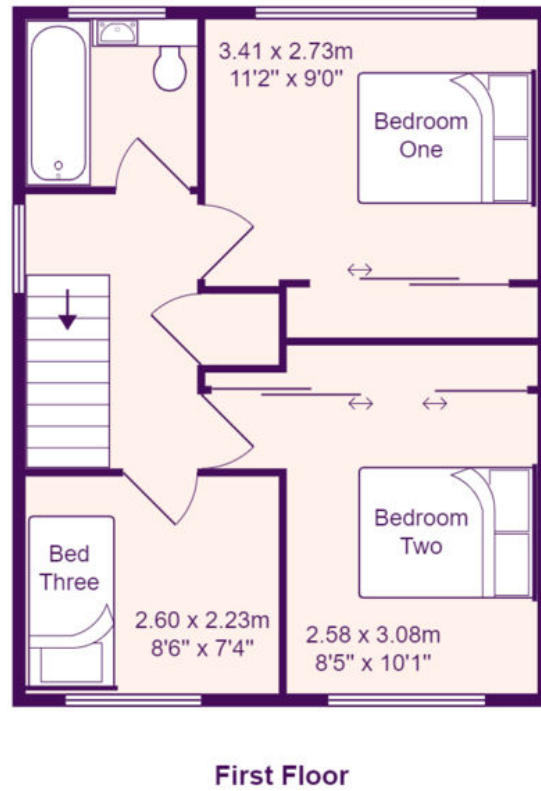
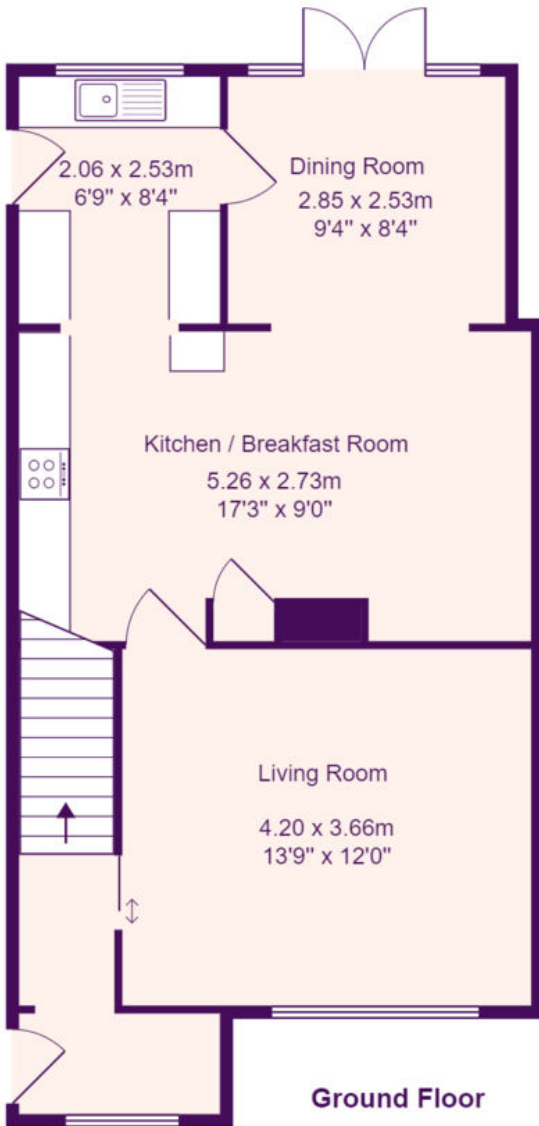
GARAGE

Single garage with up and over door. Power and light. Personal door to rear.

AGENTS NOTES

The flat roofs on the front porch and rear extension have been replaced in November 2023.





Total Area: 88.1 m² ... 948 ft²

All measurements are approximate and for display purposes only