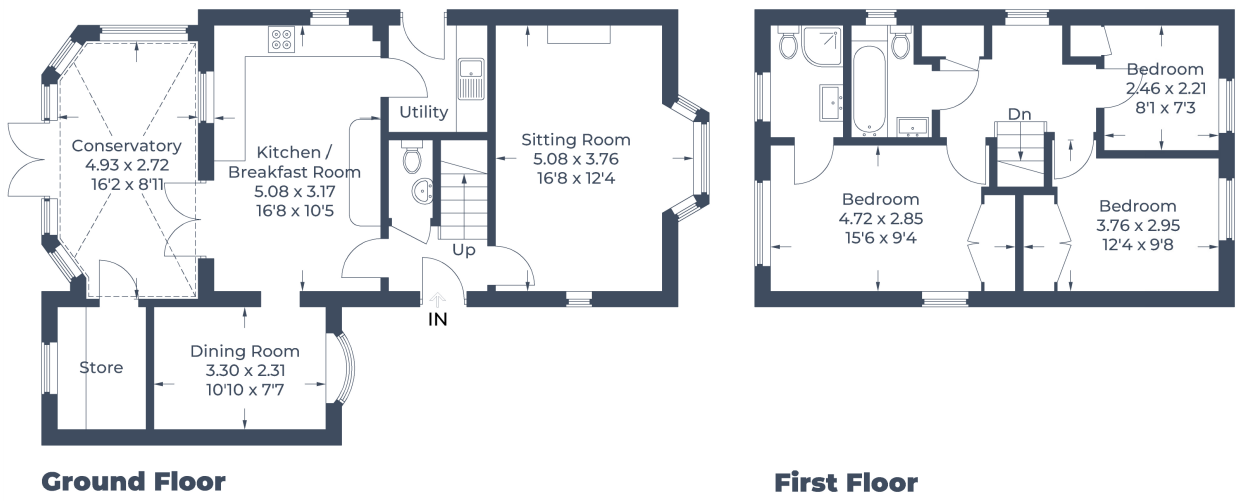
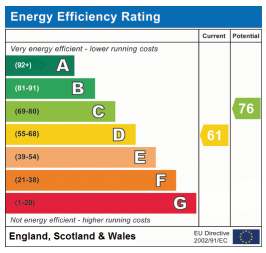


Approximate Gross Internal Area
Ground Floor = 72.7 sq m / 782 sq ft
First Floor = 43.9 sq m / 472 sq ft
Total = 116.6 sq m / 1,254 sq ft



Ground Floor **First Floor**

Illustration for identification purposes only,
measurements are approximate, not to scale.
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9 Popham Close, Eaton Socon, St Neots, Cambridgeshire PE19 8TY

Offers in Excess of £400,000

- Beautifully presented THREE BEDROOM DETACHED PROPERTY
- 2/3 RECEPTION ROOMS
- Utility Room and a refitted Cloakroom/WC
- DOUBLE GLAZED AND GAS RADIATOR CENTRAL HEATING.
- OFFERED WITH NO FORWARD CHAIN
- Refitted KITCHEN BREAKFAST ROOM.
- LOUNGE, BREAKFAST ROOM OR STUDY AND LARGE GARDEN ROOM
- REFITTED Ensuite Shower room to Main Bedroom
- Popular and quiet cul-de-sac location
- internal inspection highly recommended















Ground Floor

Entrance Hall
Approached via double glazed entrance door to side aspect with glazed side panel. Staircase rising to first floor landing, doors leading off to Cloakroom, Lounge and Kitchen.

Cloakroom /WC
Fitted white suite comprising of low level WC, and wall mounted wash hand basin, tiled floor, radiator, extractor fan.

Lounge
A spacious lounge with walk in double glazed bay window to front aspect and double glazed window to side aspect, feature fireplace with fitted electric fire, radiator, television point, coving to ceiling.

Dining Room / Study
Double glazed window to front aspect, radiator, wall lights, coving to ceiling.

Kitchen Breakfast Room
Double glazed windows to rear and side aspect and double glazed French doors leading to Garden Room. A refitted kitchen breakfast room with complementary white and grey units. Inset one and half bowl single drainer sink unit with cupboards under. A comprehensive range of base and wall mounted storage cupboards, incorporating drawer units and pan drawers. Integrated fridge freezer, free standing electric oven with extractor hood over, complimentary worksurface with tiled splash back surround, underlighting to wall units, sunken halogen spot lighting to coved ceiling, radiator. Door to Utility Room and arch to Breakfast Room /Study.

Utility Room
Door to side aspect. Single drainer stainless steel single unit with cupboards under, base and wall mounted cupboards, worksurface with tiled splash back surrounds, tiled floor. Plumbing for automatic washing machine and plumbing for dishwasher, wall mounted central heating boiler, extractor fan.

Garden Room
Brick base construction and solid roof with double glazed French doors leading out to the rear garden and double glazed windows to the rear, two Velux ceiling windows, sunken ceiling spot lighting, radiator. Door leading to store room.

Store Room
Window to rear aspect, base storage cupboards.

First Floor

Landing
Double glazed window to side aspect, access to loft space, built in airing cupboard housing Megaflow hot water cylinder, radiator, coving to ceiling, central heating controls. Doors leading off to Bedrooms and bathroom

Bedroom One
Double glazed windows to rear and side aspect, built in double wardrobe with hanging and shelved storage space, coving to ceiling, radiator. Door to En Suite

En Suite Shower Room
Double glazed window to rear aspect. Fitted white suite comprising of low level WC, vanity wash hand basin and fully tiled shower cubicle, tiled walls, heated towel rail, coving to ceiling shaver point, extractor fan.

Bedroom Two
Double glazed window to front aspect, built in double wardrobe offering hanging and shelved storage, coving to ceiling, radiator.

Bedroom Three
Double glazed window to front aspect, radiator, coving to ceiling, built in single wardrobe.

Bathroom
Double glazed window to side aspect. Fitted white suite comprising of low level WC, pedestal wash hand basin, side panelled bath with mixer tap shower over, fully tiled walls, coving to ceiling, extractor fan.

Outside
The front of the property is block paved, driveway offering off road parking. Outside lighting and side gated pedestrian access.

The rear garden is fully fence enclosed and mainly hard landscaped for easy maintenance. There are paved patio and seating areas, gravelled shrub borders, timber storage shed, outside water tap and outside light.

Agents Notes
If you have any questions or would like to arrange a viewing on the property then please contact Peter Lane St Neots Office on (01480) 406400.