

33 Field Gate Close, St. Neots, PE19 6DG

THOMAS MORRIS







Guide Price: £475,000 - £500,000

Freehold

Field Gate Close, St. Neots, PE19 6DG

- Four-bedroom Detached Family Home
- Open-plan Kitchen, Dining and Living Area
- Useful Utility Room and Cloakroom
- Main Bedroom with En Suite
- Solar Panels (Privately Owned)
- Enclosed Rear Garden
- Close to Station and Amenities
- Garage and Driveway with Ample Parking
- Freehold
- Energy Rating - B/88

Situated in a desirable position overlooking attractive green space and scenic walking routes, this well-presented four-bedroom detached family home offers spacious and versatile accommodation throughout. The property is entered via a welcoming entrance hall, providing access to the principal ground floor rooms. The generous living room offers a comfortable space for relaxation, while the heart of the home is the impressive open-plan kitchen, dining and snug area, perfect for modern family living and entertaining. A separate utility room provides additional practicality, alongside a convenient downstairs WC. To the first floor, there are four well-proportioned bedrooms, including a spacious principal bedroom benefiting from its own en-suite shower room. The remaining bedrooms are served by a modern family bathroom.
Outside, the property enjoys an enclosed rear garden, ideal for families, outdoor dining and entertaining. A garage and driveway parking provide ample off-road parking.

Agents Note: The vendors have advised us that the Solar panels and Battery are owned outright.

Council Tax Band – E
Huntingdonshire District Council

Accommodation

Entrance Hallway

Cloakroom

Kitchen Area *12'5" x 10'5" (3.78m x 3.18m)*.

Dining/ Living area *22'7" x 9'4" (6.88m x 2.84m)*.

Utility Room *7'6" x 6'9" (2.29m x 2.06m)*.

Living Room *15'2" x 11'6" (4.62m x 3.5m)*.

Landing

Bedroom One *10'10" x 10'2" (3.3m x 3.1m)*.

En Suite

Bedroom Two *12'8" x 9'7" (3.86m x 2.92m)*.

Bedroom Three *12'8" x 9'7" (3.86m x 2.92m)*.

Bedroom Four *10'8" x 8'4" (3.25m x 2.54m)*.

Bathroom

Outside

Enclosed Rear Garden

Garage and Driveway with Ample Parking







To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer
Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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