

14 Wilcox Drive, St. Neots, PE19 0AE

THOMAS MORRIS







Asking Price: £550,000 Freehold

Wilcox Drive, St. Neots, PE19 0AE

- Four-Bedroom Detached Family Home,
- Spacious Open-Plan Kitchen/Dining Room
- Generous Living Room
- Two Bedrooms with En Suites
- Viewing is Highly Recommended
- Modern family Bathroom
- Integral Garage and Private Driveway
- Close to local Train Station
- Freehold
- Energy Rating - B/85

This immaculately presented four-bedroom detached family home, constructed just four years ago, offers spacious and contemporary accommodation throughout, ideal for modern family living. The ground floor features a welcoming entrance hall, a generous lounge, and a stunning open-plan kitchen/dining room that forms the heart of the home, providing the perfect space for entertaining and everyday family life. A convenient cloakroom and access to the integral garage complete the ground floor accommodation. Upstairs, the property offers four well-proportioned bedrooms, with both the principal bedroom and bedroom two benefiting from their own en-suite shower rooms. The principal bedroom also features fitted wardrobes, while the remaining bedrooms are served by a stylish family bathroom. Outside, the property benefits from a driveway providing off-road parking and access to the garage. To the rear is a beautifully maintained enclosed garden, offering an ideal space for outdoor dining, relaxing, and family enjoyment. Situated in a sought-after residential location, the property is conveniently positioned close to local amenities, schools, scenic walking routes, and a nearby train station with excellent commuter links. This superb home is ready to move straight into and would make an ideal purchase for growing families.

Agents Note: Annual Estate Charge - £280

- Council Tax Band - E

Huntingdon District Council

Accommodation

Entrance Hallway

Cloakroom

Open Plan Kitchen/ Dining Room *30' x 12'10" (9.14m x 3.9m)*.

Utility Room *6'1" x 5'6" (1.85m x 1.68m)*.

Living Room *15'1" x 12'10" (4.6m x 3.9m)*.

First Floor Landing

Bedroom One *15'5" x 12'9" (4.7m x 3.89m)*.

Ensuite Shower

Bedroom Two *11'11" x 10'8" (3.63m x 3.25m)*.

Ensuite Shower

Bedroom Three *10'5" x 9'11" (3.18m x 3.02m)*.

Bedroom Four *9'10" x 9'10" (3m x 3m)*.

Bathroom

Outside

Enclosed Rear Garden

Garage *19'8" x 9'11" (6m x 3.02m)*.

Driveway







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.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

THOMAS MORRIS

Thomas Morris
4-6 Market Square, St. Neots, Cambridgeshire,
PE19 2AW
T: 01480 403020
enquiries.stneots@thomasmorris.co.uk

Visit all our properties at
thomasmorris.co.uk

The Property Ombudsman