



 THOMAS MORRIS

5 Eaton Close, Eaton Ford, PE19 7DE

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Offers in excess of: £800,000 Freehold

Eaton Close, Eaton Ford, PE19 7DE

- Executive Detached Family Home
- Immaculately Presented Throughout
- Open Plan Kitchen/Dining/Family Room
- Main Bedroom, En Suite & Dressing Area
- Bedroom Two with En Suite
- Short Walk to Crosshall School
- Double Garage & Parking
- Southerly Facing Rear Garden
- Freehold
- Energy Rating - B/86

Set within a private and exclusive development in one of St. Neots' most sought-after locations, this exceptional executive family home offers an impressive combination of contemporary design, generous living accommodation and an enviable position. Ideally located within walking distance of St. Neots Golf Club, the town centre and local schools, this rarely available property is one of only two homes of its particular design on the development and is therefore a truly unique opportunity. Built in 2017 by Campbell Buchanan, the property has been thoughtfully designed to provide stylish and versatile accommodation ideally suited to modern family living. The ground floor is particularly impressive, centred around a stunning open-plan high-specification kitchen/dining/family room, creating a superb sociable space for both everyday living and entertaining. The property also benefits from two further separate reception rooms, providing excellent flexibility for a family room, home office, playroom or formal sitting room. A striking oak staircase leads to the first floor, where there are four well-proportioned double bedrooms. The principal bedroom benefits from a stylish en-suite shower room, while a second bedroom also enjoys its own en-suite facilities. A contemporary family bathroom serves the remaining bedrooms. Outside, the property continues to impress, occupying the largest plot on this exclusive development. The beautifully positioned south-facing rear garden provides an excellent private outdoor space, while to the front there is a triple-width driveway providing ample off-road parking. A particular highlight is the oversized double garage, offering exceptional storage and parking provision and adding further practicality to this impressive home. Combining its rare design, outstanding location, generous accommodation, substantial plot and exceptional parking, this is a superb executive family home that is rarely available and deserves to be viewed to be fully appreciated.

Accommodation

Entrance Hallway

Cloakroom

Living Room 22'3" x 11'6" (6.78m x 3.5m).

Study 13'7" x 11'5" (4.14m x 3.48m).

Kitchen/Dining/Family Room 21'11" x 23'7" (6.68m x 7.2m).

Utility Room 10'2" x 6'4" (3.1m x 1.93m).

First Floor Landing

Bedroom One 13'4" x 12'6" (4.06m x 3.70m).

En Suite

Bedroom Two 11'10" x 11'7" (3.6m x 3.53m).

En Suite

Bedroom Three 11'3" x 10'7" (3.43m x 3.23m).

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

Bathroom

Outside – Double Garage and Driveway

Enclosed Southerly Facing Garden



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.



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