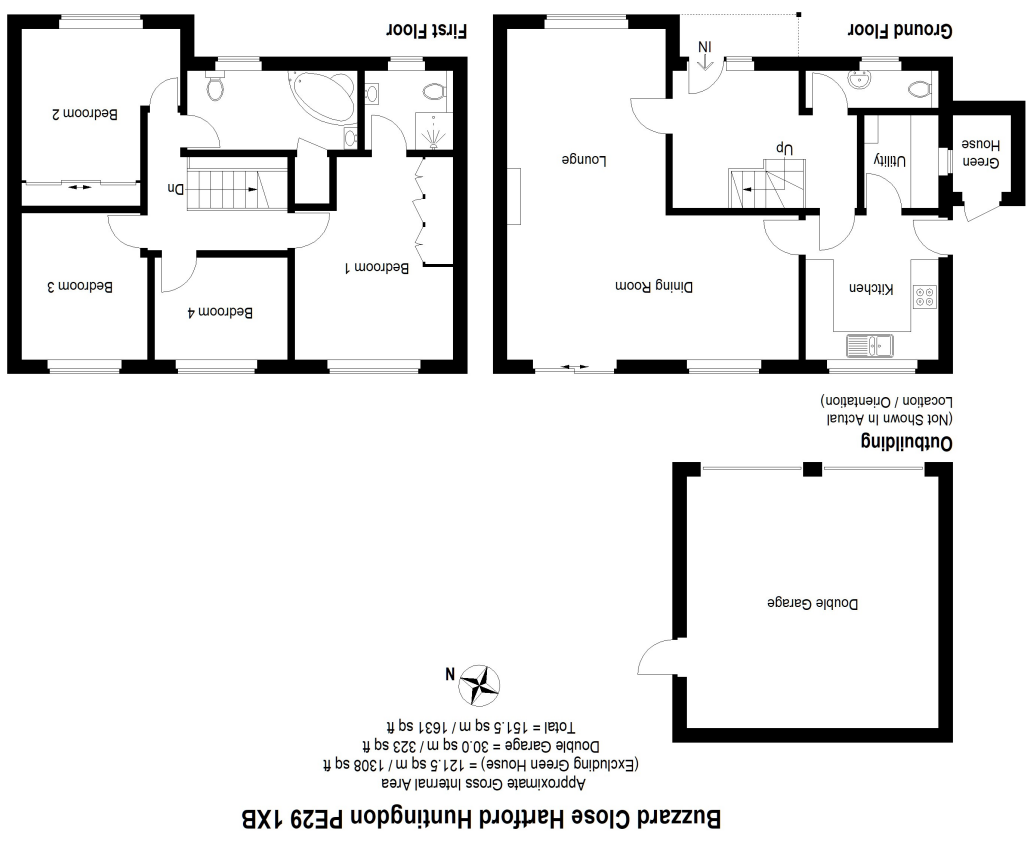


Huntingdon branch: 01480 414800
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (D957402)
Housepix Ltd



- GUIDE PRICE £440,000 TO £450,000
- Four Bedrooms
- En Suite To Principal Bedroom
- Double Garaging
- Desirable 'Birds Estate' Location

- Well Proportioned Family Home
- Kitchen And Utility Room
- Generous Living Space
- Landscaped Garden



Glazed Sealed Unit Double Panels To

Entrance Hall

12' 3" x 9' 7" (3.73m x 2.92m)

Double panel radiator, central heating thermostat, stairs to first floor, under stairs recess, coving to ceiling.

Cloakroom

Fitted in a two piece white suite comprising low level WC with concealed cistern, wall mounted wash hand basin, full ceramic tiling, sealed unit window to front aspect, chrome heated towel rail, coving to ceiling.

Sitting Room

23' 7" x 19' 4" (7.19m x 5.89m)

Incorporating **Dining Area**. A large open plan light double aspect space with sealed unit windows to front and rear aspects, sliding double glazed patio doors accessing garden terrace, two double panel radiator, TV point, telephone point, coving to ceiling, central natural stone fireplace with inset Living Flame coal effect gas fire, dimmer switch.

Kitchen

10' 2" x 9' 2" (3.10m x 2.79m)

Fitted in a range of Lined Oak base and wall mounted cabinets with complementing work surfaces and tiling, integral double electric oven and gas hob with bridging unit and extractor fitted above, under unit lighting, single drainer one and a half bowl resin sink unit with mixer tap, sealed unit window to garden aspect with under lit pelmet above, integrated fridge and freezer, coving to ceiling, sealed unit window and door to two rear aspects, single panel radiator, vinyl floor covering.

Utility Room

6' 10" x 5' 1" (2.08m x 1.55m)

Fitted in a range of Lined Oak units with work surfaces and tiling, appliances space, larder unit, wall mounted gas fired central heating boiler serving hot system and radiators, sealed unit window to side aspect, vinyl floor covering.

First Floor Galleried Landing

Access to insulated loft space, coving to ceiling.

Principal Bedroom

15' 1" x 10' 10" (4.60m x 3.30m)

Single panel radiator, double glazed window to garden aspect, coving to ceiling.

En Suite Shower Room

5' 11" x 5' 3" (1.80m x 1.60m)

Fitted in a three piece white suite comprising screened shower enclosure with independent shower unit fitted over, low level WC with concealed cistern, vanity wash hand basin with cabinet storage, shaver point, wall light points, full ceramic tiling, recessed lighting, coving to ceiling, double glazed window to front aspect, laminate flooring.

Bedroom 2

10' 10" x 10' 2" (3.30m x 3.10m)

Sealed unit window to front aspect, extensive wardrobe range with hanging and shelving, single panel radiator, coving to ceiling.

Bedroom 3

10' 8" x 8' 4" (3.25m x 2.54m)

Single panel radiator, sealed unit leaded light window to rear aspect, coving to ceiling.

Bedroom 4

8' 6" x 7' 3" (2.59m x 2.21m)

Double glazed window to rear aspect, single panel radiator, coving to ceiling.

Family Bathroom

11' 3" x 6' 3" (3.43m x 1.91m)

Fitted in a three piece white suite comprising low level WC, panel spa bath with mixer tap and independent shower unit fitted over, vanity wash hand basin with mixer tap and cabinet storage, double panel radiator, airing cupboard housing hot water cylinder and shelving, vinyl floor covering.

Outside

The gardens are pleasantly arranged and hard landscaped with low maintenance in mind with brick constructed planters, a selection of ornamental trees, outside lighting, remote controlled electric sun canopy to the rear of the sitting room, natural slate paviours, brick built barbeque, timber arbour leading to an additional side garden which is paved leading to a lean to greenhouse/potting shed. The gardens are walled and private with outside tap and lighting with gated access to the side. The **Double Garage** is positioned to the rear of the building with twin up and over doors, power, lighting, eaves storage space, private door to the side measuring 18' 0" x 17' 9" (5.49m x 5.41m) leading to the driveway for two large vehicles.

Tenure

Freehold

Council Tax Band - E

