



Bloomfield Drive, Huntingdon PE29 6LD

£319,995



- Persimmon Homes Built Family Home
- Three Bedrooms
- En Suite To Principal Bedroom
- Kitchen/Dining Room
- Gardens And Private Driveway
- Close To Hinchingsbrooke Hospital And Railway Station
- Hinchingsbrooke School Catchment
- Popular Estate Location

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		95
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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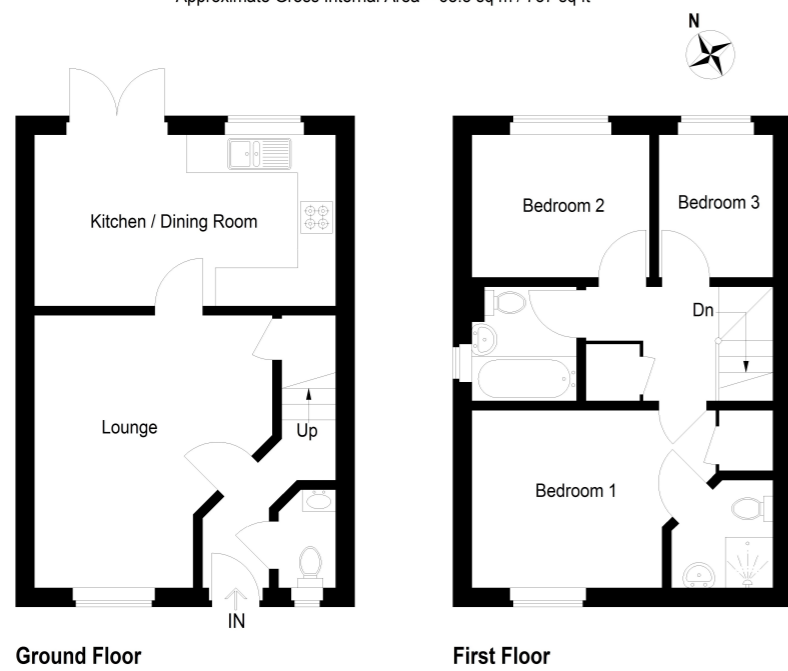
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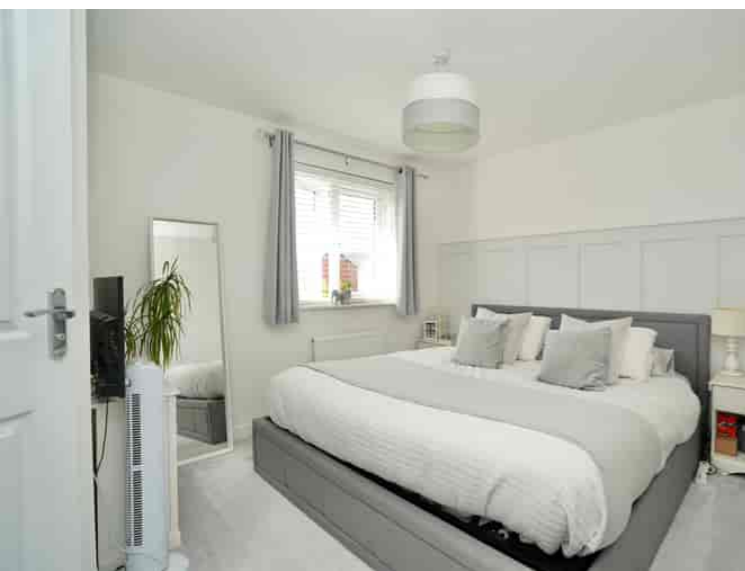
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1120980)



UPVC Double Glazed Panel Door To

Entrance Hall

Double panel radiator with decorative cover, panel work, stairs to first floor.

Cloakroom

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with mono block mixer tap, UPVC window to front aspect, composite flooring.

Sitting Room

14' 1" x 12' 1" (4.29m x 3.68m)
UPVC window to front aspect, single panel radiator, understairs storage cupboard, TV point, telephone point, inner door to

Kitchen/Dining Room

15' 4" x 8' 11" (4.67m x 2.72m)
UPVC French doors to garden terrace and UPVC window to rear garden, fitted in a range of base and wall mounted cabinets with complementing work surfaces and up-stands, tiled surrounds, concealed wall mounted gas fired central heating boiler serving hot water system and radiators, integral electric oven and gas hob with suspended extractor fitted above, larder unit, drawer units, integrated fridge freezer, single panel radiator, decorative panel work, composite floor covering.

First Floor Landing

Access to loft space, storage cupboard.

Principal Bedroom

12' 1" x 9' 6" (3.68m x 2.90m)
UPVC window to front aspect, single panel radiator, decorative panel work, shelved storage cupboard, inner access to

En Suite Shower Room

6' 2" x 5' 4" (1.88m x 1.63m)
Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with tiling, screened shower enclosure with independent shower unit fitted over, chrome heated towel rail, UPVC window to front aspect, composite flooring.

Bedroom 2

9' 2" x 7' 6" (2.79m x 2.29m)
UPVC window to rear aspect, single panel radiator.

Bedroom 3

7' 5" x 5' 11" (2.26m x 1.80m)
Single panel radiator, UPVC window to rear aspect.

Family Bathroom

6' 3" x 5' 11" (1.91m x 1.80m)
Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mono bloc mixer tap, panel bath with folding screen, mixer tap and independent shower unit fitted over, UPVC window to side aspect, composite flooring, chrome heated towel rail.

Outside

To the front there are two designated parking spaces. The rear garden is pleasantly arranged and landscaped with a paved pathway leading to an Indian sandstone terrace, timber shed, outside tap and lighting, gated access to the front and enclosed by panel fencing and mature screening offering a good degree of privacy.

Tenure

Freehold
Council Tax Band - C
There is an estate charge payable - £186.00 per annum