



112 Norfolk Road, Huntingdon PE29 1RH

Guide Price £250,000

- Well Presented Terrace Family Home
- Open Plan Living Accommodation
- Three Bedrooms
- Refitted Kitchen And Bathroom Suite
- Bi Fold Doors To Landscaped Garden
- Communal Parking
- No Onward Chain

**Peter
Lane &**
PARTNERS
— EST 1990 —

Huntingdon 01480 414800

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UPVC Double Glazed Front Door To

Entrance Hall

14' 2" x 6' 3" (4.32m x 1.91m)

Stairs to first floor, dado rail, tongue and groove panel work, under stairs recess, part ceramic and part laminate flooring.

Cloakroom

Re-fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with mixer tap, half height ceramic tiling, ceramic tiled flooring.

Kitchen/Breakfast Room

13' 7" x 11' 7" maximum (4.14m x 3.53m)

UPVC window to front aspect, re-fitted in a range of cream Shaker style base and wall mounted cabinets with complementing work surfaces and re-tiled surrounds, two storage cupboards, appliance spaces, single drainer stainless steel sink unit, integral wine rack, space for fridge freezer, larder unit housing gas fired central heating boiler serving hot water system and radiators fitted approximately three years ago with four years left on the warranty, pan drawers, laminate flooring, open access to

Sitting Room

14' 5" x 12' 2" (4.39m x 3.71m)

Bi-fold doors accessing covered timber decked terrace to the rear, double panel radiator, TV point, telephone point, tongue and groove panel work, coving to ceiling, storage cupboard with lighting housing fuse box, laminate flooring.

First Floor Galleried Landing

Access to loft space, airing cupboard housing hot water cylinder and shelving.

Bedroom 1

12' 4" x 11' 10" (3.76m x 3.61m)

UPVC window to rear aspect, double panel radiator, walk in wardrobe with storage and shelving.

Bedroom 2

11' 6" x 11' 2" (3.51m x 3.40m)

UPVC window to front aspect, double panel radiator, coving to ceiling.

Bedroom 3

9' 5" x 7' 6" (2.87m x 2.29m)

UPVC window to rear aspect, coving to ceiling.

Family Wet Room

6' 2" x 5' 7" (1.88m x 1.70m)

Floor draining independent shower unit, full ceramic tiling, Dimplex wall heater, extractor, low level WC, wall mounted wash hand basin with mixer tap, double panel radiator, UPVC window to front aspect, non slip vinyl flooring.

Outside

To the front the gardens are hard landscaped planned with low maintenance in mind with a porcelain tiled pathway, gravelled bed and enclosed by panel fencing fronting on to a pleasant area of green. The rear gardens are pleasantly arranged with a timber decked terrace covered by an aluminium contemporary grey canopy, LED lighting fitted into the decking, a central area of Astro Turf with a further decked seating area arranged over two levels, a large timber shed/work shop with power and lighting measuring 9' 10" x 7' 7" (3.00m x 2.31m) and gated access extends to the rear. The garden is enclosed by panel fencing and offers a good degree of privacy. To the rear is an external integral shed/storage area.

Tenure

Freehold

Council Tax Band - A

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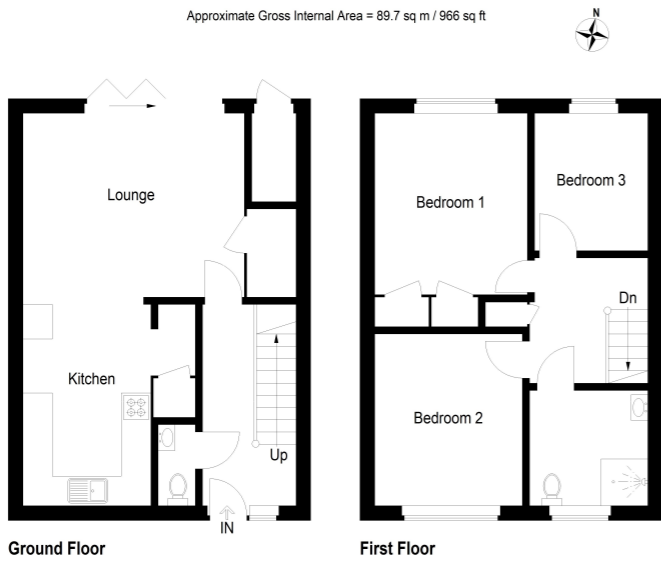
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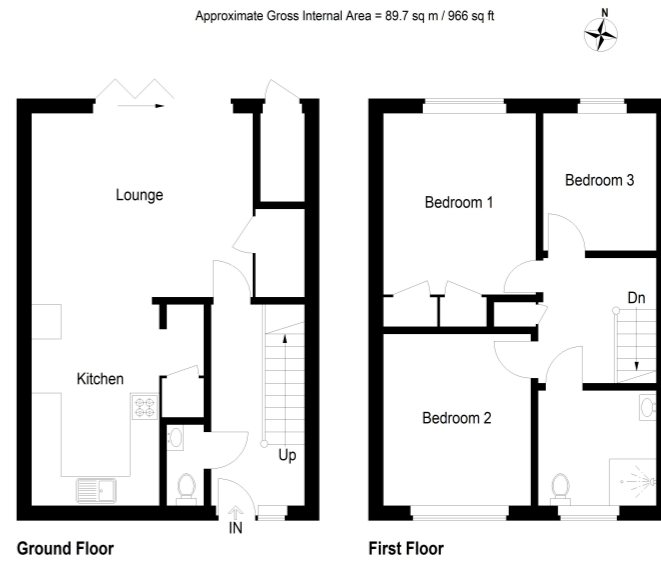
Freehold

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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. (ID1006668)

Housepix Ltd



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60 High Street
Huntingdon
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Kimbolton
24 High Street
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St Neots
32 Market Square
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