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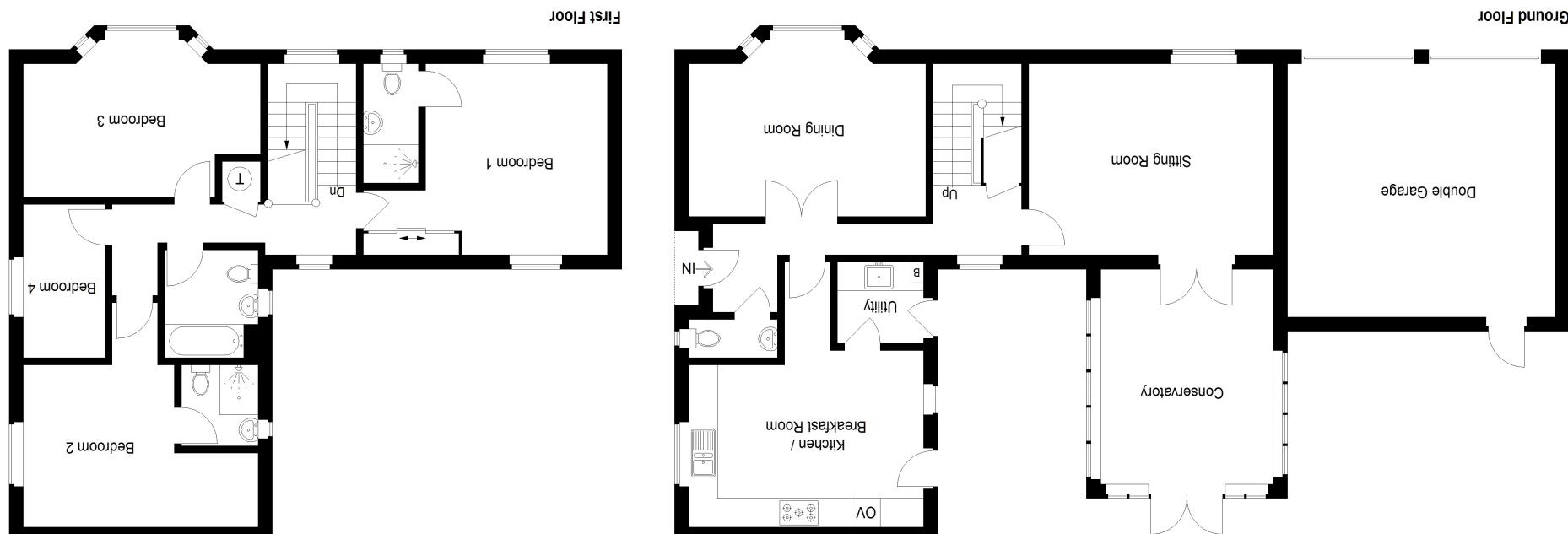


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EST 1990  
Peter & Partners  
Huntingdon  
This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions. Housepix Ltd shapes and compass bearings before making any decisions reliant upon them. (ID1268114)



Approximate Gross Internal Area = 172.8 sq m / 1860 sq ft  
Garage = 30.3 sq m / 326 sq ft  
Total = 203.1 sq m / 2186 sq ft



- Stunningly Presented Former Show Home
- En Suite To Guest Bedroom And Family Bathroom
- Two Generous Reception Rooms
- Landscaped Gardens

- Four Bedrooms With En Suite And Dressing Room To Principal Bedroom
- Re-Fitted 'Wharf' Kitchen/Breakfast Room With Corian Work Surfaces
- Bespoke Window Shutters Throughout
- Double Garaging With Electrically Operated Up And Over Doors

**Heavy Panel Composite Security Door To**

**Reception Hall**

21' 9" x 6' 7" (6.63m x 2.01m)

Karndean flooring, double panel radiator, UPVC window to garden aspect, stairs to first floor with under stairs storage cupboard, central heating thermostat, glazed internal double doors to **Dining Room**, inner door to

**Cloakroom**

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with tiling, double panel radiator, Karndean flooring, UPVC window to front aspect.

**Dining Room**

16' 2" x 12' 8" (4.93m x 3.86m)

UPVC bow window to side elevation with bespoke window shutters, central natural stone feature fireplace with inset Living Flame coal effect gas fire, double panel radiator.

**Kitchen/Breakfast Room**

16' 2" x 14' 11" (4.93m x 4.55m)

Re-fitted by Wharf in a range of base and wall mounted cabinets with complementing Corian work surfaces and up-stands, UPVC window to front aspect with bespoke window shutters, Karndean floor covering, drawer units, pan drawers, integral double electric Samsung oven and integral five ring hob with Wok burner and contemporary extractor, single drainer inset one and a half bowl sink unit with directional mixer tap, fridge freezer, automatic dishwasher, larder unit, recessed lighting, glazed door and UPVC window with bespoke shutters to garden aspect.

**Utility Room**

6' 1" x 5' 9" (1.85m x 1.75m)

Glazed door to garden aspect, re-fitted in a range of base and wall mounted units with Corian work surfaces, inset sink unit with directional mixer tap, wall mounted gas fired central heating boiler serving hot water system and radiators, fuse box and master switch, recessed lighting, extractor, appliance spaces, integral wine cooler, Karndean flooring.

**Sitting Room**

16' 10" x 13' 0" (5.13m x 3.96m)

A light double aspect room with full height UPVC picture window to side elevation with bespoke window shutters, two double panel radiators, TV point, telephone point, central heating thermostat, French doors accessing

**Garden Room/Conservatory**

14' 11" x 11' 10" (4.55m x 3.61m)

Of brick based and UPVC double glazed construction with vaulted ceiling and reinforced glazed roofing, remote fan light, French doors accessing garden terrace, porcelain floor tiling, recessed lighting, underfloor heating.

**First Floor Galleried Landing**

UPVC arch picture window to side aspect with bespoke window shutters and UPVC window to rear aspect, double panel radiator, access to insulated loft space, airing cupboard housing pressurised hot water system.

**Principal Bedroom**

15' 5" x 11' 3" (4.70m x 3.43m)

UPVC window to front aspect with bespoke window shutters, double panel radiator.

**Dressing Room**

5' 3" x 3' 4" (1.60m x 1.02m)

Wardrobe range with hanging and storage, UPVC window to garden aspect with bespoke window shutters, double panel radiator, inner access to

**En Suite Shower Room**

Fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin with mixer tap, screened shower enclosure with independent shower unit above, extensive ceramic tiling, ceramic tiled flooring, shaver point, double panel radiator, UPVC window to garden aspect.

**Guest Bedroom**

16' 10" x 13' 1" (5.13m x 3.99m)

A light double aspect room with UPVC windows to side and rear aspects with bespoke window shutters, double panel radiator, extensive wardrobe range with triple units, hanging and storage, inner access to

**Guest En Suite Shower Room**

7' 11" x 4' 1" (2.41m x 1.24m)

Fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin with mixer tap, oversized screened shower enclosure with independent multi head shower unit fitted above, shaver point, UPVC window to side aspect, ceramic tiled flooring, extractor

**Bedroom 3**

16' 1" x 11' 2" (4.90m x 3.40m)

UPVC bay window to side aspect with bespoke window shutters, TV point, telephone point, double panel radiator, wardrobe recess

**Bedroom 4**

11' 9" x 6' 4" (3.58m x 1.93m)

UPVC window to front aspect with bespoke window shutters, double panel radiator.

**Family Bathroom**

8' 6" x 7' 1" (2.59m x 2.16m)

Fitted in a range of white sanitaryware comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with hand mixer shower, extensive tiling with contour borders tiles, ceramic tiled flooring, UPVC window to rear aspect, extractor, double panel radiator.

**Outside**

The property stands on a beautifully stocked elevated corner plot extending front, side and rear. The frontage is beautifully stocked and enclosed by evergreen hedging. The side garden is lawned with a selection of ornamental shrubs enclosed by established evergreen boundaries and a further selection of shrub borders, outside tap and lighting. A resin driveway (which extends to create a pathway side and rear) gives provision for two large vehicles accessing the **Detached Double Garage** measuring 18' 4" x 17' 9" (5.59m x 5.41m) with twin electrically operated up and over doors, painted flooring, eaves storage space, power, lighting and private door and window to rear aspect. The rear garden is beautifully arranged with an extensive composite decked terrace with LED lighting, a further area of resin surfaced patio, lawns are edged in brick paving heavily stocked with ornamental shrubs and notable ornamental trees, central gravel standing and a decorative paved terrace, outside tap and lighting. The garden is enclosed by a combination of panel fencing. There is a **Summer House** 10' 9" x 7' 5" (3.28m x 2.26m) with French doors to terrace to the front.

**Buyers Information**

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DeRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DeRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

**Tenure**

Freehold

Council Tax Band - F

