

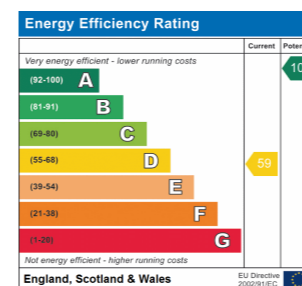


The Rookery, 6A West Street, Godmanchester PE29 2HG

£330,000



- Beautifully Re-Furbished Detached Barn
- Two Double Bedrooms
- Re-Fitted Kitchen And Bathroom Suite
- Off Road Parking
- Stunning Landscaped Gardens
- New Combi Boiler
- Central Location
- Arguably One Of The Most Desirable Locations In Godmanchester



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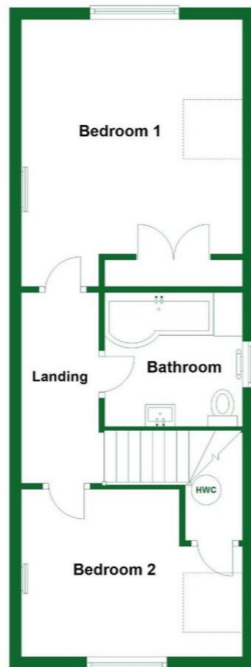
### Ground Floor

Approx. 37.9 sq. metres (408.3 sq. feet)



### First Floor

Approx. 39.0 sq. metres (419.5 sq. feet)



### Glazed Panel Entrance Door To

#### Entrance Hall

Stairs to first floor, UPVC window to side aspect.

#### Sitting Room

12' 2" x 11' 10" (3.71m x 3.61m)

UPVC window to side aspect and UPVC French doors to rear aspect, wall mounted radiator, wall mounted factory warehouse style lighting, TV point, telephone point, opening through to

#### Dining Room

11' 10" x 8' 10" (3.61m x 2.69m)

Full height UPVC double glazed window to side aspect, wall mounted radiator, wall mounted factory warehouse style lighting, wood flooring.

#### Kitchen

12' 6" x 12' 2" (3.81m x 3.71m)

Re-fitted in a range of base and wall mounted units with complementing work surfaces and tiling, single drainer sink unit with swan neck mixer tap, integrated oven and hob with ceramic back plate and stainless steel chimney style extractor fan over, integrated automatic dishwasher, wall mounted central heating boiler (replaced approximately 12 months ago), plumbing for automatic washing machine, space for fridge freezer, UPVC window to front aspect.

#### First Floor Landing

Access to

#### Principal Bedroom

14' 9" x 11' 10" (4.50m x 3.61m)

Step down from landing with UPVC double glazed window to rear aspect and Velux window, access to loft space, double panel radiator, built in storage cupboard with hanging and shelving, air conditioning unit.

#### Bedroom 2

12' 2" x 9' 2" (3.71m x 2.79m)

UPVC double glazed window to front aspect and Velux window, double panel radiator, over stairs storage cupboard, wall mounted up-lighters, display shelving, air conditioning unit.

### Family Bathroom

Re-fitted in a three piece suite comprising 'P' shaped panel bath with independent power shower over and glass shower screen, complementing tiling, low level WC, wash hand basin, original style radiator, heated towel rail, UPVC double glazed window to side aspect, recessed down lighters, wall mounted vanity mirror, ceiling mounted extractor fan.

### Outside

To the front of the property there is gravel drive way providing off road parking for two vehicles. The rear garden measures approximately 65' 7" x 29' 6" (19.99m x 8.99m) and has been professionally designed and landscaped with extensive patio areas finished in natural stone creating shrub beds and arranged on two levels. The garden is sub-divided with slatted trellis work and there is a timber shed, outside power and lighting. There are timber sleeper constructed planters and access to the sunken terrace to the rear of the sitting room enclosed by low retaining brick walling. There is an area of established lawn running the extent of the rear boundary again enclosed by low brick walling. The garden is enclosed by a combination of panel fencing and contemporary slatted faced fence panels.

### Tenure

Freehold

Council Tax Band - C



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