

FAIRVIEW, HIGH STREET

HIGH STREET • COLNE • PE28 3ND





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COLNE ● PE28 3ND

- Beautiful Detached Double Fronted Character Home
- Five Bedrooms
- Play Room And Re-Fitted Home Office
- Re-Fitted Utility Room
- Vastly Improved And Updated
- Off Road Parking Provision
- 204 sq m/2195 sq ft
- Living Room With Open Fire Place
- Stunning Re-Fitted Kitchen/Dining/Living Area
- Re-fitted Cloakroom, En Suite And Family Bathroom
- Extremely Sought After Location

This beautiful double fronted and extended Victorian home has been tastefully modernised and improved by the current owners. The property starts with the entrance hall with a Victorian style tiled floor leading to the sitting room with an open fireplace, play room with excellent storage. The beautiful re-fitted kitchen/dining area and matching re-fitted utility room with a re-fitted cloakroom. The kitchen/dining area also opens to the snug, living room and study with bespoke fitted furniture. The spacious landing leads to the principal bedroom with dressing area and bespoke fitted wardrobes with re fitted en-suite with four further bedrooms and a re-fitted family bathroom. Outside there is driveway parking with an electric car charging point. The generous garden has been stylishly designed with two outside entertaining areas, children's play bars and three garden sheds.

Fairview is located in the heart of the picturesque village of Colne offering scenic countryside walks and just a few minutes stroll from the beautiful village church and Green Man public house and restaurant. The nearby villages of Bluntisham and Somersham offer well regarded primary schools along with convenience stores and other amenities. The pretty market town of St Ives is just 4.9 miles away and can be found nestled by the River Great Ouse. Huntingdon Train Station is 12 miles away and offers a direct line to London Kings Cross and the world famous university city of Cambridge is just 18.1 miles away.

Viewing is highly advised.

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**DOUBLE GLAZED LEADED LIGHT DOOR TO
RECEPTION HALL**

16' 9" x 5' 11" (5.11m x 1.80m)

Coving to ceiling, coats hanging space, contemporary style radiator, tiled flooring, under stairs shelved cupboard with lighting and original feature window.

SITTING ROOM

13' 5" x 11' 10" (4.09m x 3.61m)

Coving to ceiling, recessed lighting, contemporary style vertical radiator, double glazed window to front aspect, central open cast iron fire place with stone hearth and timber surround.

PLAY ROOM

13' 5" x 11' 10" (4.09m x 3.61m)

Double glazed window to front aspect, coving to ceiling, cotemporary style radiator, exposed floor boards.





KITCHEN/DINING AREA

23' 4" x 10' 6" (7.11m x 3.20m)

Double glazed window to side aspect and UPVC double glazed door to side, coving to ceiling, recessed downlighters, two contemporary style radiators, re-fitted in an extensive range of base, drawer and wall mounted cabinets with quartz complementing work surfaces and up-standers, Butler sink unit, a range of integrated appliances incorporating fridge and dishwasher, space for range style cooker with gas and electric points, exposed feature brick chimney breast with timber bressumer and tiled back plate, Karndeian flooring.

LIVING ROOM

15' 5" x 12' 2" (4.70m x 3.71m)

Double glazed window to rear aspect, coving to ceiling, two wall light points, feature decorative panel work, two contemporary style radiators, Karndeian flooring.

SNUG

10' 10" x 8' 2" (3.30m x 2.49m)

A double aspect room with double glazed doors to side and double glazed window to rear aspects, coving to ceiling, recessed downlighters, contemporary style radiator, Karndeian flooring.

OFFICE

7' 3" x 6' 3" (2.21m x 1.91m)

Window to side aspect, Karndeian flooring, re-fitted in a range of bespoke Oak furniture incorporating desk, wall units, drawer units, two pop up sockets, radiator.



UTILITY ROOM

12' 6" x 4' 7" (3.81m x 1.40m)

Double glazed window to side aspect, re-fitted in a range of base cupboards, cupboard housing central heating boiler re-fitted in 2021) serving hot water system and radiators, storage cupboard, space for American style fridge freezer and washing machine, Butler style sink unit, quartz work surfaces and up-standers, contemporary style radiator, recessed down lighters, Karndeian flooring.

Ground Floor
Approx. 103.0 sq. metres (1108.9 sq. feet)



First Floor
Approx. 101.6 sq. metres (1093.9 sq. feet)



CLOAKROOM

Double glazed window to rear aspect, re-fitted in a two piece suite comprising low level WC with concealed cistern, wash hand basin, coving to ceiling, feature stone and tiled wall, heated towel rail, Kamdean flooring.

FIRST FLOOR LANDING

Coving to ceiling, contemporary style radiator, airing cupboard housing pressurised water cylinder and cupboard over, controls for central heating system.

PRINCIPAL BEDROOM

13' 5" x 11' 2" (4.09m x 3.40m)

A double aspect room with windows to front and side aspects, coving to ceiling, two radiators, exposed floor boards, feature brick wall, bespoke wardrobes with hanging, shelving and drawers, exposed brick chimney breast with cast iron feature fire place with tiled hearth, step down to

DRESSING AREA

6' 7" x 6' 7" (2.01m x 2.01m)

Double glazed window to side aspect, coving to ceiling, access to loft space, two double built in bespoke wardrobes with hanging and shelving, cupboards above, radiator, exposed floor boards.

EN SUITE SHOWER ROOM

Double glazed window to side aspect, re-fitted in a three piece suite comprising low level WC, vanity wash hand basin, double shower cubicle with water proof boarding, heated towel rail, tiled flooring.

BEDROOM 2

23' 0" x 8' 10" maximum (7.01m x 2.69m)

Sloping ceiling with restricted head height, double glazed window to rear aspect, recessed down lighters, coving to ceiling exposed floor boards, radiator, door through to

BEDROOM 3

21' 0" x 10' 10" (6.40m x 3.30m)

Double glazed window to rear aspect, Velux window with blind, two contemporary style radiators, exposed floor boards, recessed down lighters, plumbing connected for en suite.

BEDROOM 4

13' 5" x 9' 2" (4.09m x 2.79m)

Double glazed window to front aspect, two radiators, coving to ceiling, recessed down lighters, exposed floor boards.

BEDROOM 5

9' 10" x 8' 6" maximum (3.00m x 2.59m)

Double glazed window to front aspect, coving to ceiling, radiator, exposed floor boards, access to loft space.

FAMILY BATHROOM

9' 10" x 7' 10" (3.00m x 2.39m)

Coving to ceiling, recessed down lighters, extractor fan, re-fitted in a four piece suite comprising low level WC with concealed cistern, double ended panel bath, double shower cubicle with drench style shower head and hand held shower attachment, His and Hers vanity wash hand basin with tiled surrounds, heated towel rail.

OUTSIDE

The front garden is landscaped with slate beds shrubs, block paviours, brick walling and a block paved drive way leading to either side of the property providing off road parking provision and electric charging point and outside lighting. The rear garden has twin vehicular gates and side gate leading to a sandstone patio area, an additional seating area, children's play bars, pergola, laid to lawn with three garden sheds one with lighting, outside tap and electric points, enclosed by contemporary fencing and brick walling with outside lighting..

TENURE

Freehold
Council Tax Band - F
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