



Stokes Drive, Godmanchester PE29 2UW

Guide Price £375,000



- David Wilson Built Town House
- Four Double Bedrooms
- En Suite To Principal Bedroom
- Impressive Open Plan Living Accommodation
- Fitted Kitchen/Breakfast Room
- Garaging And Private Driveway
- Desirable Estate Location
- Hinchingbrooke School Catchment

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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. (ID1028413) Housepix Ltd



Glazed Composite Contemporary Front Door Accessing

Study/Hall

13' 6" x 9' 9" (4.11m x 2.97m)

UPVC window to front aspect, double panel radiator, an extensive range of cloaks cupboards and base mounted storage, cupboard housing gas fired central heating boiler, fuse box and master switch, Karndean flooring.

Cloakroom

Fitted in a two piece white suite comprising low level WC, pedestal wash hand basin with tiling and natural stone contour border tiles, extractor, ceramic tiled flooring.

Kitchen/Family Room

19' 8" x 12' 10" (5.99m x 3.91m)

A light contemporary open plan space fitted in a range of base and wall mounted units with work surfaces and tiling, drawer units, appliance spaces, central dividing peninsular unit with single drainer stainless steel sink unit and mixer tap, integral electric oven and gas hob with suspended stainless steel extractor fitted above, plumbing for automatic dishwasher, TV point, telephone point, central recessed contemporary fireplace, Karndean flooring, open plan to

Garden Room

10' 10" x 9' 10" (3.30m x 3.00m)

Of brick based UPVC double glazed construction with high vaulted ceiling, French doors to garden terrace to the rear, Karndean flooring.

First Floor landing

Single panel radiator, stairs to second floor, inner door to

Principal Bedroom

12' 10" x 9' 10" (3.91m x 3.00m)

Two UPVC windows to rear aspect, single panel radiator, triple wardrobe with hanging and shelving, dressing table, drawer units.

En Suite Shower Room

6' 3" x 6' 1" (1.91m x 1.85m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, shaver point, oversized screened shower enclosure with independent shower unit fitted over, extractor, single panel radiator, ceramic tiled flooring.

Bedroom 2

13' 0" x 12' 6" (3.96m x 3.81m)

UPVC picture window to front aspect, radiator, dressing table incorporating two sets of drawers and work surface, bespoke cabin bed.

Second Floor Landing

Access to insulated loft space.

Bedroom 3

12' 10" x 8' 3" (3.91m x 2.51m)

Velux window with custom blind to rear aspect, single panel radiator, desk unit/dressing table topped with Birch and two sets of drawer units.

Family Bathroom

6' 3" x 5' 7" (1.91m x 1.70m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with hand mixer shower, extensive tiling with natural stone contour border tiling, ceramic tiled flooring, extractor.

Bedroom 4

12' 10" x 12' 8" (3.91m x 3.86m)

Double wardrobe with hanging and shelving, cupboard housing pressurised hot water system and shelving, radiator.

Outside

To the front there is a pleasant area of lawn edged in mature evergreen hedging and outside lighting. The rear garden has been professionally and thoughtfully landscaped with a raised area of composite decking, concealed lighting, constructed planters with ornamental shrubs and stocks, contemporary panel fencing. There is a **Single Garage** with up and over door, power and lighting with parking for one large vehicle with various on-street parking available.

Tenure

Freehold

Council Tax Band - D



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