



33 HILL PLACE
BRINGTON • PE28 5BQ



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AT A GLANCE

- Imposing, double fronted detached home on sought-after development.
- Over 1,450 square feet of high-quality accommodation.
- Dual aspect sitting room with French doors the garden terrace.
- Finely crafted kitchen/breakfast/dining area with quartz counters and integrated appliances.
- Practical, well-appointed laundry/utility room.
- Three double bedrooms including principal with dressing room and en suite.
- Welcoming reception hall with guest cloakroom/WC.
- Attractively landscaped garden.
- Large garage, driveway and additional off-road parking space.
- Convenient for local school and access to major road links.

THE VILLAGE

The growing village of Brington lies approximately half a mile north of the recently upgraded A14 dual carriageway. The village has become increasingly popular in recent years, due to its fast road networks to both East and West. The village has a pleasant blend of properties ranging from large modern executive homes through to period dwellings. The properties are well spaced, and the village does benefit from a number of attractive wooded areas. The Primary School has an excellent reputation within the area and has additional day care for the pre-school children. It serves Hinchingsbrook School in Huntingdon as its Secondary School. Some of the top private schools in the country within a few miles (Oundle, Kimbolton, Oakham and Uppingham are not far away). The A1 is about 8 miles Southeast giving excellent dual carriageway access both north and south, to the recently upgraded A14 and the M11 beyond. An excellent main line commuter train service to London's Kings Cross is available at Huntingdon (approximately 10 miles) and St Neots (approx. 14 miles). Cambridge is around 28 miles away. It is also conveniently located for easy access to airports such as Luton, Stansted and East Midlands.

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Price £515,000

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A fine home of undoubted quality and excellent proportions, with attractive cottage-style elevations and offering all the modern design advantages of spaciousness, superior insulation and energy efficiency to satisfy the needs of the most discerning house buyer, along with an outstanding standard of finish, including oak internal doors and quality floor coverings throughout.

Extending to over 1,450 square feet, the accommodation features a welcoming reception hall with guest cloakroom, dual aspect sitting room and a stunning fully fitted kitchen/breakfast/dining room, both with French doors opening onto the delightfully landscaped garden, plus a practical laundry/utility room. The first-floor galleried landing provides access to three comfortable double bedrooms, including the dual-aspect principal with dressing room featuring a full range of fitted wardrobes plus an en suite shower. Bedroom two has fitted wardrobes and there is also a well-appointed family bathroom. Car parking is available on the block-paved driveway to the front of the large garage, with an additional space to the front of the property.

CANOPY PORCH

Block-paved pathway, two exterior coach lamps, part-glazed composite entrance door.

RECEPTION HALL

Quality vinyl flooring, radiator, recessed ceiling downlighters. Oak doors to all rooms. Turning staircase to first floor.

GUEST CLOAKROOM

Suite comprising vanity basin with mixer tap and storage cupboard, WC. Quality vinyl flooring, wall-panelling to half-height, radiator, extractor.

SITTING ROOM

Dual aspect room with window to front elevation and French doors opening onto the garden terrace. Feature fireplace with 'Adam' surround, radiator, pendant lighting.

KITCHEN/BREAKFAST/DINING ROOM

Superbly fitted to feature extensive quartz counters and upstands, Butler sink with mixer tap and a comprehensive range of painted cabinets with concealed lighting, integrated appliances to include twin ovens, ceramic hob with stainless steel and glass extractor hood, integrated dishwasher and 'fridge and freezer, quartz topped central Island incorporating breakfast bar and storage units, quality vinyl flooring, kick-space lighting, recessed ceiling down lighters, radiator, windows to front and side and French doors opening onto the garden terrace.

LAUNDRY/UTILITY ROOM

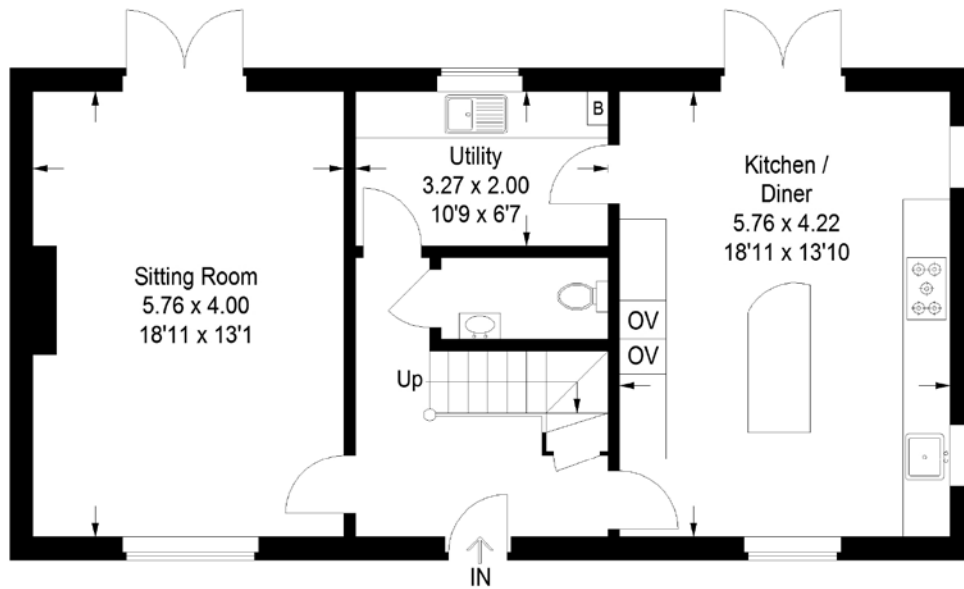
Fitted to complement the kitchen with countertop, inset sink and drainer, plumbing for washing machine and space for tumble dryer, oil-fired central heating boiler, cloaks hanging space, quality vinyl flooring, radiator, window to rear.

GALLERIED LANDING

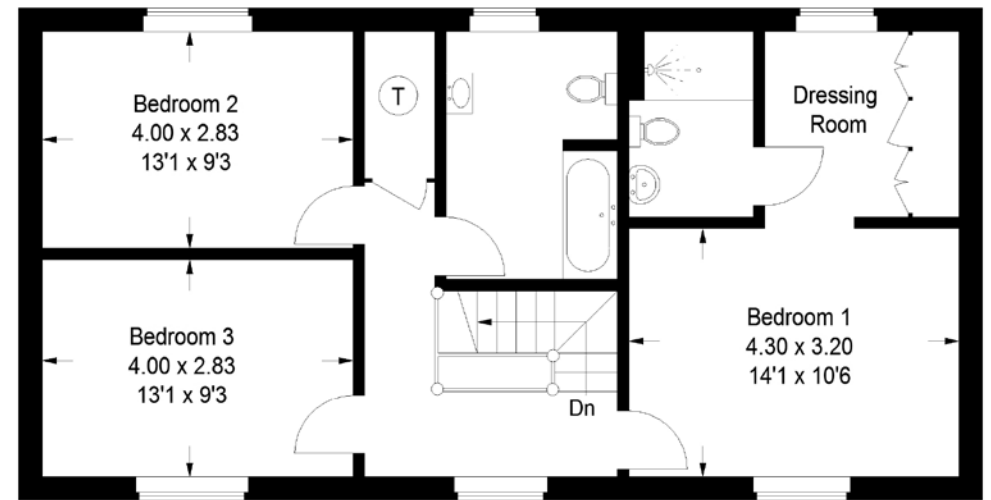
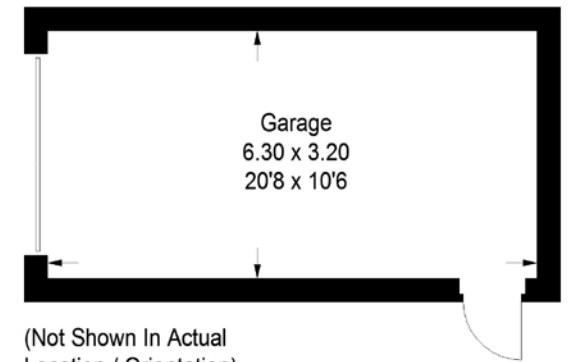
Window to front, radiator. Airing cupboard with mains pressure cylinder. Oak doors to all rooms.



Approximate Gross Internal Area = 136.6 sq m / 1470 sq ft
 Garage = 20.6 sq m / 222 sq ft
 Total = 157.2 sq m / 1692 sq ft



Ground Floor



First Floor

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. (ID1207760)
 Housepix Ltd



BEDROOM ONE

Radiator, window to front.

DRESSING AREA

Range of full height fitted wardrobes. Radiator, window to rear.

EN SUITE SHOWER ROOM

Suite comprising tiled double shower enclosure with 'Monsoon' and hand shower fittings, pedestal washbasin with splashback and mirror, close-coupled WC. Quality hessian-effect vinyl flooring, radiator/towel rail, recessed ceiling down lighters, extractor fan.

BEDROOM TWO

Radiator, window to rear.

BEDROOM THREE

Radiator, window to front.



FAMILY BATHROOM

Suite comprising bath with tiled surround, independent shower fitment and glazed screen, pedestal washbasin with splashback and vanity mirror, close-coupled WC. Quality vinyl flooring, radiator/towel rail, recessed ceiling down lighters, window to rear.

OUTSIDE

Neat frontage with established shrub border and block-paved pathway to front door. Block paved driveway providing off-road parking and leading to garage with outside lighting, with addition parking space available opposite. Gated access to the attractively landscaped rear garden, enclosed by close - boarded fencing and featuring an excellent expanse of lawn, full-width paved terrace and additional seating areas including raised deck with surrounding trelliswork, gravelled beds, well-stocked planters and occasional shrubs, outside lighting, plug points and water supply, screened oil tank and bin store.



GARAGE

6.30m x 3.20m (20' 8" x 10' 6")

Up and over door, light and power, personnel door.

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, DezRez 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 DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.



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