

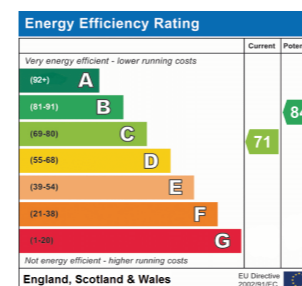


Croftfield Road, Godmanchester PE29 2ED

Guide Price £325,000



- Detached Family Home
- Four Bedrooms
- Good Sized Rear Garden
- Single Garage And Off Road Parking
- Walking Distance Of Local Amenities And Primary School
- Excellent Transport Links
- Sought After Riverside Village
- Vacant Possession



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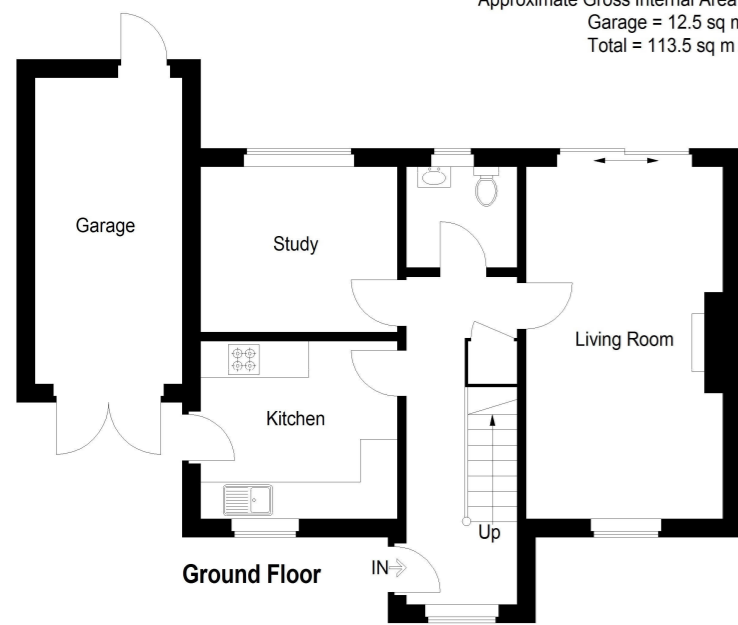
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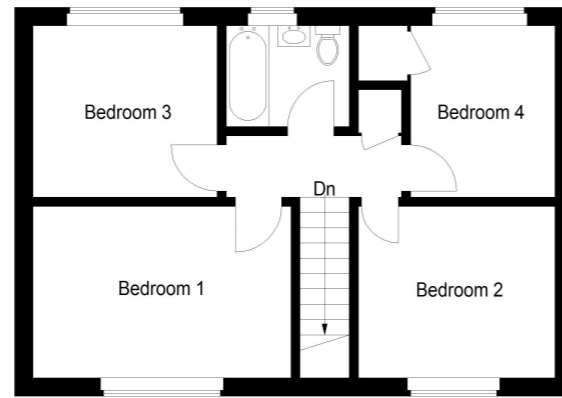
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Approximate Gross Internal Area = 101.0 sq m / 1087 sq ft  
Garage = 12.5 sq m / 135 sq ft  
Total = 113.5 sq m / 1222 sq ft



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. (ID1024045)  
Housepix Ltd



## Timber Door To

### Entrance Hall

Double glazed picture style window to front aspect, radiator, parquet flooring, stairs to first floor, understairs storage cupboard.

### Cloakroom

Double glazed window to rear aspect, fitted in a two piece suite comprising low level WC, wash hand basin, complementing tiling, radiator, coving to ceiling.

### Living Room

18' 5" x 10' 7" (5.61m x 3.23m)

Double glazed window to front aspect, door to rear aspect, coving to ceiling, two radiators, central brick built feature fireplace with tiled hearth and inset gas coal effect fire.

### Dining Room

10' 5" x 9' 5" (3.17m x 2.87m)

Coving to ceiling, double glazed window to rear aspect, radiator.

### Kitchen

10' 6" x 9' 0" (3.20m x 2.74m)

Double glazed window to front aspect and timber door to side, fitted in a range of base, drawer and wall mounted units with complementing work surfaces, stainless steel single drainer sink unit with mixer tap over, integrated electric oven and gas hob, complementing tiling, wall mounted central heating boiler, tiled flooring.

### First Floor Landing

Access to loft space, airing cupboard housing hot water cylinder and shelving.

### Bedroom 1

13' 7" x 9' 1" (4.14m x 2.77m)

Double glazed window to front aspect, radiator.

### Bedroom 2

10' 9" x 9' 11" (3.28m x 3.02m)

Double glazed window to front aspect, radiator.

### Bedroom 3

9' 9" x 9' 0" (2.97m x 2.74m)

Double glazed window to rear aspect, radiator.

### Bedroom 4

9' 2" x 8' 4" (2.79m x 2.54m)

Double glazed window to rear aspect, radiator, storage cupboard.

### Family Bathroom

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with mixer tap hand shower, complementing tiling, radiator.

### Outside

The front garden is open plan with shrubs and off road parking for one vehicle leading to the **Single Garage**. The rear garden has a patio seating area, fruit tree, side garden area and enclosed by panel fencing.

### Tenure

Freehold

Council Tax Band - D



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