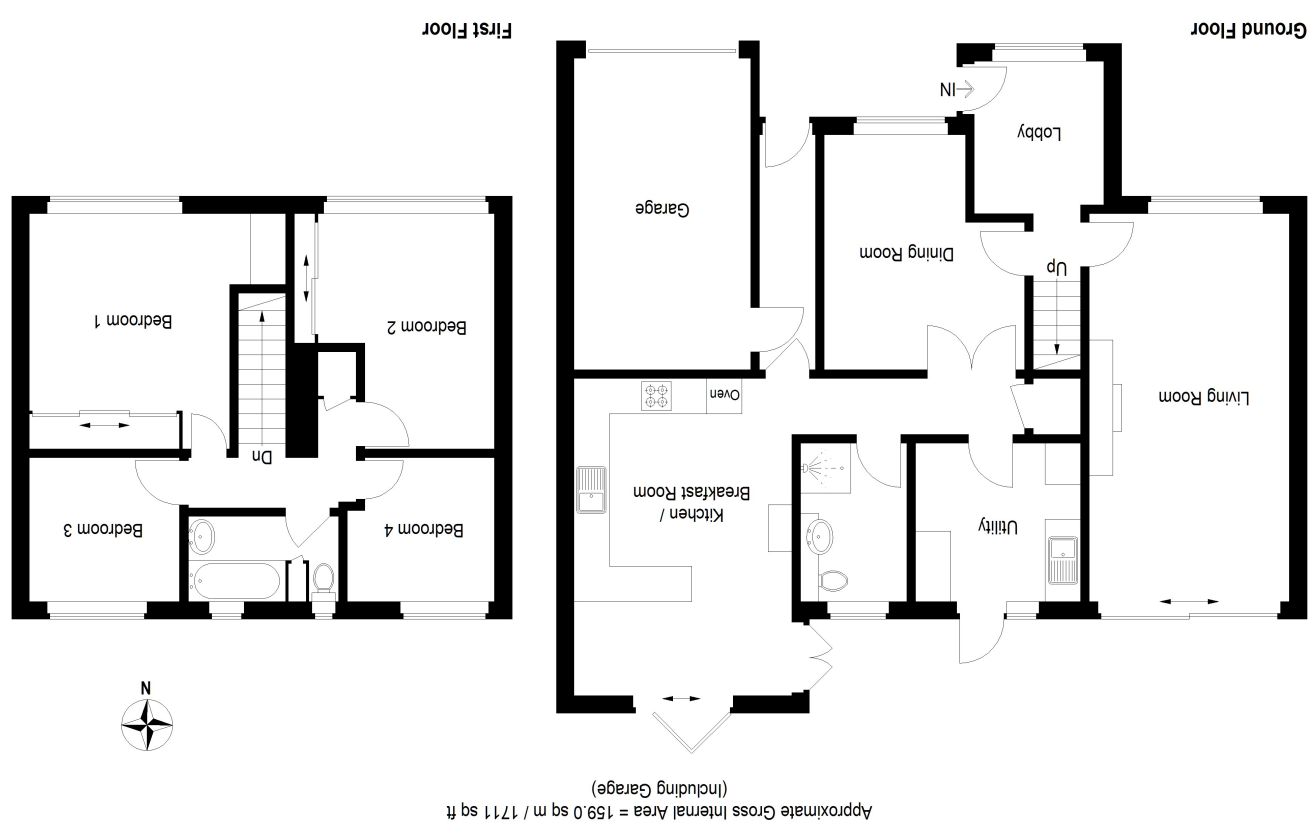


**Huntingdon branch: 01480 414800**  
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1036720)  
 Housepix Ltd



- GUIDE PRICE £475,000 - £495,000
- Four Bedrooms
- Re-Fitted Sanitary Ware
- Mature And Private Rear Garden

- Individual Extended Family Home
- Re-Fitted And Extended Kitchen/Family Room
- Downstairs Shower Room
- Desirable Village Position



**Integral Storm Porch Over**

Glazed UPVC door to

**Reception Hall**

10' 4" x 8' 0" (3.15m x 2.44m)

Incorporating a small **Office Area**, UPVC window to front aspect, coving to ceiling, stairs to first floor, central heating thermostat.

**Sitting Room**

21' 9" x 11' 5" (6.63m x 3.48m)

A light and impressive sized double aspect room with UPVC window to front and sliding double glazed patio doors accessing garden terrace, central feature fireplace with inset contemporary remote controlled gas fire, coving to ceiling, glazed internal door accesses



**Dining Room**

13' 1" x 11' 5" (3.99m x 3.48m)

UPVC window to front aspect, understairs recess, cornicing to ceiling.

**Inner Hall**

Recessed lighting, coving to ceiling, gas fired warm air central heating boiler, ceramic tiled flooring.

**Boot Room/Utility Room**

9' 2" x 7' 11" (2.79m x 2.41m)

Fitted in a range of base units with work surfaces and tiling, single drainer stainless steel sink unit with mixer tap, glazed door to garden terrace, appliance spaces, shoe storage, coats hanging area, coving to ceiling, ceramic tiled flooring.



**Shower Room**

7' 10" x 4' 7" (2.39m x 1.40m)

Re-fitted in a contemporary three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mono bloc mixer tap and cabinet storage, screened shower enclosure with independent shower unit fitted over, chrome heated towel rail, full ceramic tiling with natural stone contour border tiles, UPVC window to rear aspect, ceramic tiled flooring.

**Kitchen/Breakfast Room**

16' 9" x 12' 10" (5.11m x 3.91m)

An impressively proportioned open plan extended space with bi-fold doors to garden terrace and French doors to rear aspect, fitted in a range of base and wall mounted units with work surfaces and tiling, corner shelf display units, single drainer stainless steel sink unit with mixer tap, drawer units, pan drawers, integral double electric oven and ceramic hob with bridging unit and extractor fitted above, appliance spaces, central dividing peninsular unit incorporating breakfast bar, independent electric radiator, recessed lighting, coving to ceiling, ceramic tiled flooring, glazed internal door accesses



**Secondary Entrance Hall**

UPVC door to front aspect, coats hanging area and internal door to garage.

**Garage**

17' 7" x 9' 11" (5.36m x 3.02m)

Single up and over door, power, lighting and integral work bench.

**First Floor Landing**

Double airing cupboard with shelving and storage space.

**Bedroom 1**

13' 2" x 11' 6" (4.01m x 3.51m)

UPVC window to front aspect, dresser incorporating cabinet storage and drawer units, display shelving, triple wardrobe with hanging and shelving, UPVC window to garden aspect.

**Bedroom 2**

13' 1" x 9' 10" (3.99m x 3.00m)

UPVC window to front aspect, extensive wardrobe range with hanging and storage.

**Bedroom 3**

8' 9" x 8' 6" (2.67m x 2.59m)

UPVC window to rear aspect.

**Bedroom 4**

8' 6" x 8' 2" (2.59m x 2.49m)

UPVC window to garden aspect.

**Family Bathroom**

9' 0" x 6' 0" (2.74m x 1.83m)

Re-fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel bath with mixer tap, glass fronted display cabinet, full ceramic tiling, wall mounted convector heater, two UPVC windows to garden aspect, composite floor covering.

**Outside**

There is an extensive frontage which is primarily lawned edged in mature shrubs with a brick paviour driveway giving parking provision for two large vehicles accessing the **Garage** as described. The rear garden is pleasantly arranged with an extensive paved terrace, shaped lawns and heavily stocked borders, a selection of fruit trees and ornamental trees, evergreen and deciduous shrubs. The garden is enclosed by a combination of panel fencing and offers a reasonable degree of privacy, there's a timber summer house and outside lighting with gated access extending to the front..

**Tenure**

Freehold

Council Tax Band - D

