

# 22, CLAYTONS WAY

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HUNTINGDON • PE29 1UT









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- ##OFFERS CONSIDERED BETWEEN £550,000 - £565,000##
- Principal Bedroom With Ensuite Cloak Room/Dressing Room
- Re-Fitted Family Bathroom And Cloakroom
- Stunning Garden Terrace And Well Kept Gardens
- Ample Off Road Parking
- Impressive Detached Family Home
- Three Further Good Sized Bedrooms
- Superb Ground Floor Open Plan Extension
- Beautiful Plot Within A Desirable Location
- Walking Distance To Schools, Town Centre And Train Station

Situated on one of Huntingdon's most desirable streets, this beautiful family home has been well maintained and vastly improved by the current owners.

To the ground floor is a spacious reception hall benefiting from extensive built in storage. There is a large guest cloakroom and a good sized study which overlooks the front garden. At the rear of the property is a truly amazing open plan living space incorporating the living room, kitchen, dining area and play room with high ceilings and large sliding doors to the stunning garden terrace.

To the first floor is a large principal bedroom that provides views over the beautiful rear garden and benefits from an en suite cloakroom/dressing room with fitted wardrobe space. The further three well appointed and light bedrooms share the re-fitted family bathroom.

Outside to the front of the property is an ample driveway with parking for several vehicles. The well cared for front garden is laid to lawn with young hedging plants. The rear garden is a fabulous feature of this lovely home providing a high degree of privacy and space. There is a stunning patio terrace running the full width of the property with an outdoor kitchen area with Barbeque, Pizza Oven and Drinks Fridge perfect for entertaining friends and family. The rear garden is well tended being mostly laid to lawn with mature planting, fruit trees and timber pergola.

Viewing is highly recommended and by appointment only.

**Peter  
Lane**  
PARTNERS  
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**Town & Country**

## Guide Price £550,000

Huntingdon branch: 01480 414800  
www.peterlane.co.uk Web office open all day every day







## UPVC DOUBLE GLAZED DOOR TO ENTRANCE PORCH

Ceramic tiled flooring, internal UPVC door with side panel to

## RECEPTION HALL

Stairs to first floor, tiled flooring with underfloor heating, comprehensive range of built in cupboards.

## CLOAKROOM

Fitted in a two piece suite comprising low level WC, wall mounted wash hand basin, fitted cupboards with counter tops, heated towel rail, tiled flooring with underfloor heating.

## STUDY

12' 6" x 6' 11" (3.8m x 2.1m)

Double glazed window to front aspect, recessed downlighters, tiled flooring with underfloor heating.







## KITCHEN/LIVING/DINING/PLAY AREA

34' 5" x 27' 3" maximum (10.5m x 8.3m maximum)

Large double glazed window overlooking garden aspect, large double glazed sliding doors opening to outside terrace, three electric opening roof lights, recessed downlighter's, fitted in an extensive range of base and wall mounted cabinets, drawer units with stone complementing work surfaces and upstands, stainless steel sink with mixer tap, integrated double electric ovens and gas hob with cooker hood over, warming drawer, wine fridge, bottle rack, integrated dishwasher, space for American style fridge freezer, pantry, large central island and breakfast bar with stone complementing work surfaces, stainless steel sink, plinth lighting, pelmet lighting,, display shelving, thermostat for underfloor heating, tiled flooring with underfloor heating.

## SIDE HALL

Door to side, door to

## UTILITY ROOM/GYM

19' 8" x 9' 10" (6m x 3m)

Recessed downlighters, fitted in a range of base and wall mounted cabinets with complementing work surfaces, Butler sink unit, tiled surrounds, space and plumbing for washing machine, space for tumble dryer (formerly garage).



## FIRST FLOOR GALLERIED LANDING

Double glazed windows to front and side aspects, radiator, access to insulated loft space housing Combi central heating boiler, storage cupboard with shelving.

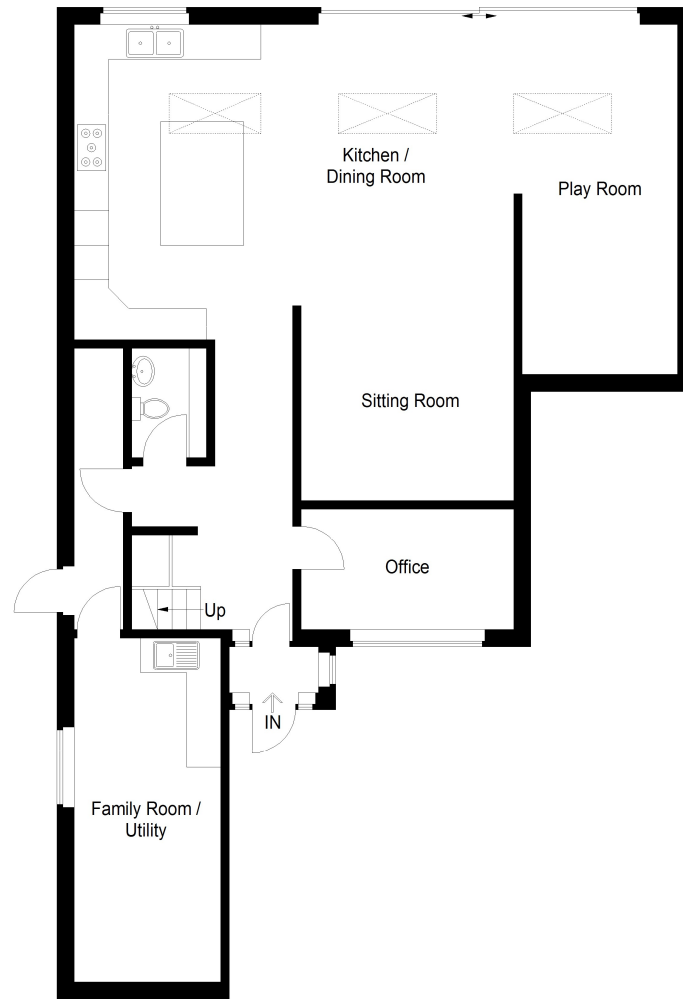
## PRINCIPAL BEDROOM

15' 4" x 10' 10" (4.67m x 3.30m)

Double glazed window to garden aspect, radiator.



Approximate Gross Internal Area = 184.2 sq m / 1983 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. (ID1230434)  
Housepix Ltd



## EN SUITE CLOAKROOM AND DRESSING ROOM

9' 5" x 8' 1" (2.87m x 2.46m)

Double glazed window to garden aspect, fitted in a two piece suite comprising low level WC, wash hand basin, plumbing for shower or bath, radiator, wardrobe range.

## BEDROOM 2

10' 10" x 9' 2" (3.3m x 2.8m)

Double glazed window to garden aspect, pelmet lighting, radiator.

## BEDROOM 3

12' 3" x 6' 7" (3.73m x 2.01m)

Double glazed window to side aspect, radiator.

## BEDROOM 4

12' 2" x 6' 6" (3.71m x 1.98m)

A double aspect room with double glazed windows to front and side aspects, radiator.

## FAMILY BATHROOM

Re-fitted in a three piece contemporary white suite comprising vanity wash hand basin with mixer tap and cabinet storage, low level WC with concealed cistern, bath with rainfall shower and additional handheld attachment, shower screen, tiled surrounds, tiled flooring with underfloor heating, double glazed window to side, recessed downlighters, chrome heated towel rail.

## OUTSIDE

An extensive brick paviour drive way gives provision for several vehicles and pathway leading to the front door. The attractive front garden is laid to lawn with stocked borders, low level wall, outside lighting and side gated access. To the rear of the property is a stunning tiled terrace running the full width of the property with soffit lighting, an outdoor fitted kitchen area with Barbeque, Pizza Oven, drinks fridge, work tops and storage, timber cladding, outside lighting and tap, retaining wall, laid to well maintained lawn, timber pergola, decking, fruit trees and garden shed.

## 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.

## TENURE

Freehold  
Council Tax Band - F







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