

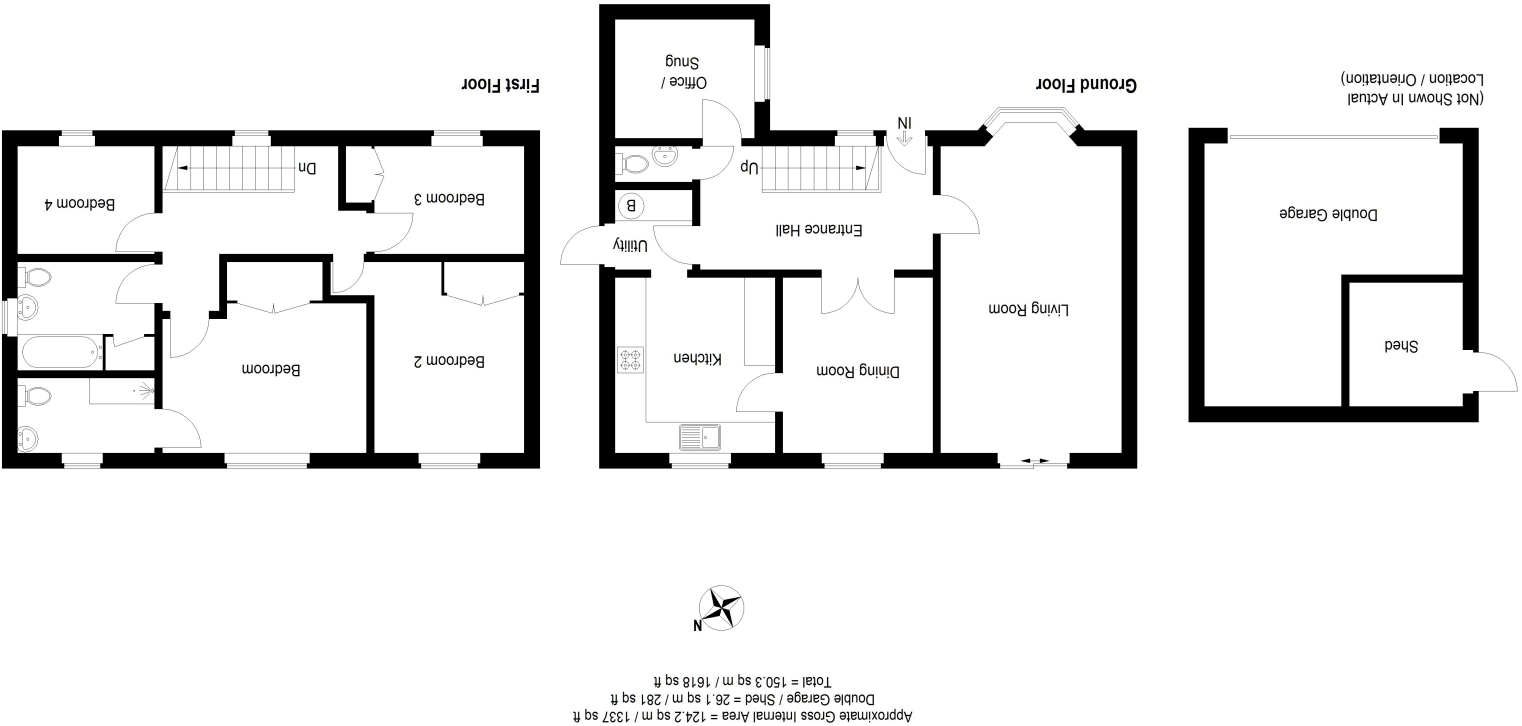
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions. shapes and compass bearings before making any decisions reliant upon them. (ID1217219)

Housepix Ltd



**Ennerdale Close, Stukeley Meadows PE29 6UU    Guide Price £475,000**

- David Wilson Built Detached Family Home
- Re-Fitted En Suite To Principal Bedroom
- Double Garaging And Four Car Driveway
- Landscaped Gardens, Bar And Cabin
- Four Bedrooms
- Re-Fitted Kitchen And Utility Area
- Walking Distance Of Local School, Tesco Extra And Railway Station
- Popular Estate Location



**Integral Storm Canopy Over**

Composite panel door to

**Reception Hall**

15' 0" x 8' 4" (4.57m x 2.54m)

Single panel radiator, stairs to first floor with bespoke understairs storage, UPVC window to front aspect, coving to ceiling, recessed lighting.

**Sitting Room**

22' 2" x 11' 9" (6.76m x 3.58m)

A light double aspect room with UPVC window to front and double glazed sliding patio doors to garden terrace, single and double panel radiators, wall light points, contemporary panel work, coving to ceiling.

**Dining Room**

11' 6" x 9' 9" (3.51m x 2.97m)

Glazed internal double doors from **Reception Hall**, UPVC window to rear aspect, single panel radiator, coving to ceiling.

**Study**

9' 10" x 8' 0" (3.00m x 2.44m)

UPVC window to front aspect, radiator, coving to ceiling, recessed lighting, access to secondary loft space.

**Cloakroom**

Re-fitted in a two piece white suite comprising low level WC with concealed cistern, wall mounted wash hand basin with mixer tap, laminate flooring, UPVC window to side aspect.

**Kitchen/Breakfast Room**

16' 9" x 10' 4" (5.11m x 3.15m)

Incorporating **Utility Space**. Fitted in a range of white gloss base and wall mounted cabinets with complementing work surfaces and re-tiled surrounds, single drainer one and a half bowl resin sink unit with directional mixer tap, drawer units, pan drawers, integral double electric oven and integral ceramic hob with suspended stainless steel extractor fitted above, recessed lighting, double panel radiator, fridge freezer, two stool peninsular breakfast bar, integral microwave, glass fronted display cabinets, UPVC window to garden aspect, integrated automatic dishwasher, porcelain floor tiling.

**Utility Area**

Wall mounted gas fired central heating boiler serving hot water system and radiators, appliance spaces, work surfaces and tiling, UPVC door to side aspect, fuse box and master switch, coving to ceiling, recessed lighting.

**First Floor Galleried Landing**

UPVC window to front aspect, access to loft space, coving to ceiling.

**Principal Bedroom**

13' 0" x 9' 10" (3.96m x 3.00m)

Wardrobe range with hanging and storage, coving to ceiling, recessed lighting, radiator, UPVC window to rear aspect, inner access to

**En Suite Shower Room**

9' 2" x 5' 2" (2.79m x 1.57m)

Re-fitted in a contemporary three piece suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap and drawer units, shelved recess, recessed lighting, extractor, walk in shower enclosure with independent shower unit fitted over, chrome heated towel rail, UPVC window to garden aspect.

**Guest Room**

12' 10" x 12' 5" (3.91m x 3.78m)

Wardrobe range with hanging and storage, single panel radiator, UPVC window to rear aspect, coving to ceiling, recessed lighting.

**Bedroom 3**

9' 6" x 7' 3" (2.90m x 2.21m)

UPVC window to front aspect, single panel radiator, coving to ceiling, recessed lighting.

**Bedroom 4**

9' 2" x 7' 3" (2.79m x 2.21m)

UPVC window to front aspect, radiator, recessed lighting, coving to ceiling.

**Family Bathroom**

9' 2" x 6' 6" (2.79m x 1.98m)

Re-fitted in a three piece range of white sanitaryware comprising low level WC, pedestal wash hand basin with mixer tap, 'P' shaped panel bath with folding screen and independent shower unit fitted over, full ceramic tiling with contour border tiling, ceramic tiled flooring, UPVC window to rear aspect, recessed lighting, extractor, airing cupboard housing hot water cylinder and shelving.

**Detached Double Garage**

16' 9" x 16' 5" (5.11m x 5.00m)

Power, lighting, up and over door, sub-divided to provide separate storage space, private door to the side, access to loft space.

**Outside**

The frontage offers an extensive driveway giving provision for four large vehicles with gated access extending to the rear garden. The rear garden is pleasantly arranged with extensive areas of paving, a raised terrace, shaped lawns, planted borders, outside tap and lighting, outside power, timber edged beds, a **Garden Bar** measuring 8' 8" x 8' 6" (2.64m x 2.59m) and an insulated cabin with window and French doors on to garden terrace, laminate flooring, power and lighting. The rear garden is enclosed by a combination of panel fencing.

**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

