





This substantial extended family home offers hugely versatile accommodation and a generous overall square footage. There are five bedrooms in the main property with two en suites and five reception rooms overall, the additional extended ground floor accommodation would lend itself well to independent annexe space or provide ideal working from home facilities.

The house stands in one of the largest plots on Devana Park with an impressive frontage, plenty of parking provision and double garaging.

Viewing is essential to fully appreciated what's on offer.





INTEGRAL STORM CANOPY OVER

Glazed panel door to

RECEPTION HALL

16' 8" x 6' 9" (5.08m x 2.06m)

Stairs to first floor, single panel radiator, coving to ceiling, engineered wood flooring, understairs storage cupboard with lighting, double cloaks cupboard with hanging and storage, glazed internal double doors access **Sitting Room** and glazed internal door to

DINING ROOM

14' 7" x 12' 11" (4.45m x 3.94m)

Sealed unit bay window to front aspect, engineered Oak flooring, internal door to **Secondary Hall**, coving to ceiling, single panel radiator.

STUDY

14' 1" x 10' 11" (4.29m x 3.33m)

Double panel radiator, sealed unit bay window to front aspect, coving to ceiling.

CLOAKROOM

5' 8" x 5' 2" (1.73m x 1.57m)

Re-fitted in a two piece contemporary white suite comprising low level WC with concealed cistern, vanity wash hand basin with cabinet storage, re-tiled surrounds, LVT flooring, chrome heated towel rail, extractor, coving to ceiling.

SITTING ROOM

17' 5" x 14' 1" (5.31m x 4.29m)

A double aspect room with sealed unit window to side aspect and bi-fold doors accessing garden terrace, two double panel radiators, TV point, telephone point, central inset Stovax wood burner with granite hearth, coving to ceiling.

KITCHEN/BREAKFAST/FAMILY ROOM

21' 7" x 18' 8" (6.58m x 5.69m)

The kitchen is re-fitted in a range of Shaker style base and wall mounted cabinets with complementing work surfaces and up-stands, space and plumbing for American style fridge freezer, vertical contemporary anthracite radiator, bi-fold doors with integrated electric blinds and a mono-pitch glazed roof adding additional light and interest to the room, Karndean flooring, glass fronted display cabinets, central island work station incorporating induction hob with suspended extraction panel above with recessed lighting, wine cooler, cabinet storage, drawer units, pan drawers, sliding shelf spice rack, single drainer one and a half bowl resin sink unit with mono bloc mixer tap, appliance spaces, a range of high-end Neff appliances incorporating combination microwave, electric oven, steam oven and twin warming drawers, fixed display shelving, recessed lighting, sealed unit window to rear aspect.



UTILITY AREA

Double larder units, single drainer sink unit with mixer tap, vertical contemporary radiator.

SECONDARY HALL

18' 10" x 6' 1" (5.74m x 1.85m)

Leading to the **Extension** with glazed door and side panel to front aspect, double panel radiator, recessed lighting, coats hanging area, laminate flooring, access to secondary loft space.

OFFICE

9' 0" x 8' 9" (2.74m x 2.67m)

An irregular shaped room with sealed unit picture window to front aspect, double panel radiator.

RECEPTION ROOM/BEDROOM

15' 1" x 11' 2" (4.60m x 3.40m)

Vaulted roof-line with architectural picture window , sealed unit windows and glazed door to garden terrace, laminate flooring, wardrobe with hanging and storage, recessed lighting, vertical contemporary radiator.

SHOWER ROOM

10' 11" x 7' 3" (3.33m x 2.21m)

Fitted in a range of white sanitaryware comprising corner wash hand basin with mixer tap, shaver point, ceramic tiled flooring, double panel radiator, low level WC, chrome heated towel rail, extensive ceramic tiling, extractor, sealed unit window to side aspect, floor draining wet room shower enclosed enclosed by glass blocks with multiple head shower attachment, recessed lighting.

LAUNDRY ROOM/ANNEXE KITCHEN

14' 10" x 13' 0" (4.52m x 3.96m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, double inset sink unit with directional mono bloc mixer tap, ceramic tiled flooring, coving to ceiling, appliance spaces, extractor, glazed door and sealed unit window to side aspect, inner door to

DOUBLE GARAGE

19' 5" x 17' 8" (5.92m x 5.38m)

Twin up and over doors, power, lighting, eaves storage space, panel door and sealed unit window to rear aspect.

FIRST FLOOR GALLERIED LANDING

Coving to ceiling, sealed unit window to front aspect, single panel radiator, access to insulated loft space, double airing cupboard housing pressurised hot water system and wall mounted gas fired central heating boiler serving hot water system and radiators.



PRINCIPAL BEDROOM

15' 5" x 14' 0" (4.70m x 4.27m)

Sealed unit window to rear aspect, double panel radiator, recessed lighting, extensive wardrobe range with hanging and storage, coving to ceiling, inner door to

EN SUITE SHOWER ROOM

10' 7" x 6' 9" (3.23m x 2.06m)

Re-fitted in a four piece quality range of white sanitaryware comprising low level WC, bidet, walk in oversized screened shower enclosure with independent multi head shower unit fitted over, porcelain tiling with glass contour border tiling, heated towel rail, oversized vanity wash hand basin with mixer tap and drawer units, sealed unit window to side aspect, coving to ceiling, extractor, porcelain floor tiling.

GUEST BEDROOM

14' 7" x 12' 1" (4.45m x 3.68m)

Sealed unit bay window to front aspect, double panel radiator, coving to ceiling, recessed lighting, wardrobe range with hanging and storage.

GUEST EN SUITE SHOWER ROOM

9' 3" x 4' 1" (2.82m x 1.24m)

Fitted in a three piece suite comprising low level WC, vanity wash hand basin with mixer tap and cabinet storage, fixed display shelving, tiled surrounds, shaver point, screened shower enclosure with independent shower unit fitted over, vinyl floor covering, coving to ceiling.

BEDROOM 3

12' 5" x 10' 8" (3.78m x 3.25m)

Sealed unit window to rear aspect, double panel radiator, wardrobe range with hanging and storage, coving to ceiling.





BEDROOM 4

10' 6" x 6' 11" (3.20m x 2.11m)

Sealed unit window to front aspect, double panel radiator, coving to ceiling,.

BEDROOM 5

8' 11" x 8' 8" (2.72m x 2.64m)

Sealed unit window to garden aspect, double panel radiator, wardrobe with hanging and storage, coving to ceiling.



FAMILY BATHROOM

9' 4" x 6' 10" (2.84m x 2.08m)

Sealed unit window to side aspect, fitted in a four piece range of white sanitaryware comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, shaver point, extractor, panel bath with hand mixer shower, chrome heated towel rail, vinyl flooring, coving to ceiling.

OUTSIDE

There is an extensive brick paviour frontage giving provision for numerous vehicles accessing the **Double Garage** as described. There are several areas of prepared lawn, ornamental shrubs and trees with extensive gardens extending to the side. The garden is enclosed by a combination of mature evergreen hedging and panel fencing. The gardens extend to the rear with further established lawns, lighting, tap and a selection of ornamental trees, there are brick constructed planters and the gardens offer a good degree of privacy.



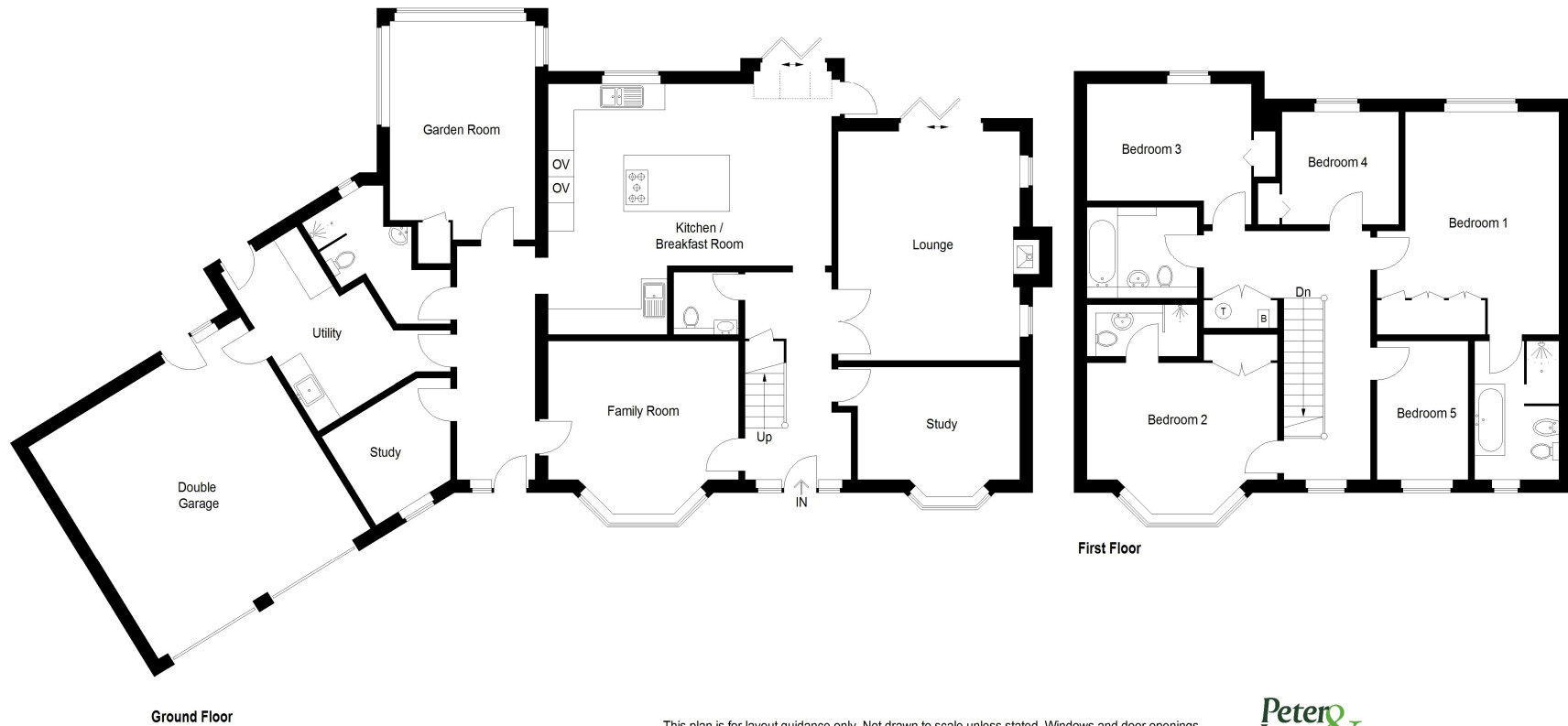
TENURE

Freehold

Council Tax Band - G



Approximate Gross Internal Area (Excluding Double Garage)
252.2 sq m / 2715 sq ft



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. (ID1193839)
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