

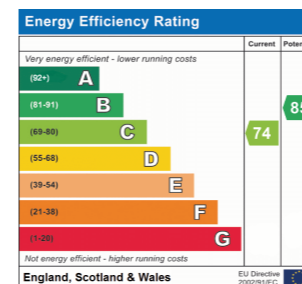


Drivers Avenue, Huntingdon PE29 1UR

Guide Price £365,000



- Offers Considered Between £365,000 And £375,000
- Extended Semi Detached Property
- Three Bedrooms
- Stunning Open Plan Kitchen/Dining/Family Room
- Living Room And Study
- Cloakroom And Utility Room
- Wood Burning Stove And Bi-Fold Doors
- Superbly Presented And Well Maintained
- South West Facing Rear Garden
- Garage And Off Road Parking
- Highly Sought After Location
- Walking Distance To Town Centre



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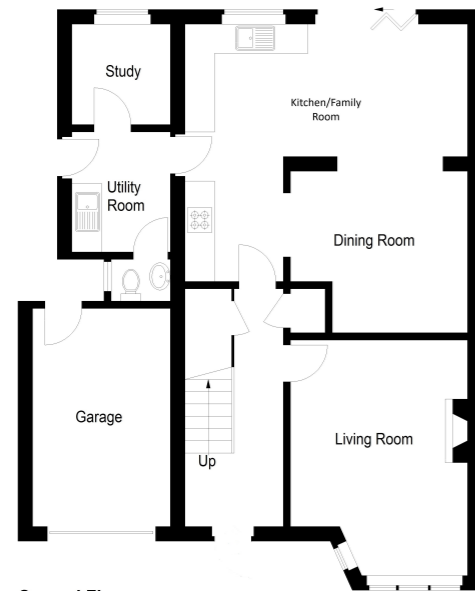
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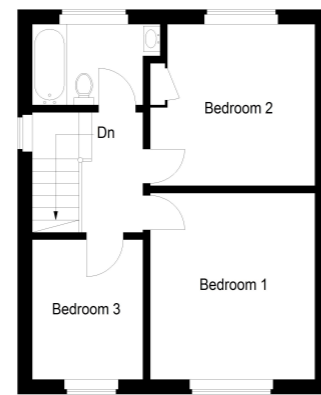
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Approximate Gross Internal Area  
 115.1 sq m / 1239 sq ft  
 Garage = 12.7 sq m / 137 sq ft  
 Total = 127.8 sq m / 1376 sq ft



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. (ID1144174)  
 Housepix Ltd



## Double Glazed Composite Door To

### Entrance Hall

Double glazed window to side aspect, coving to ceiling, radiator, storage cupboard, under stairs storage cupboard, stairs to first floor, tiled flooring.

### Living Room

12' 6" x 11' 11" (3.81m x 3.63m)  
 Double glazed window to front, coving to ceiling, radiator, central fireplace with inset wood burning stove, timber bressumer and slate hearth, wood effect flooring.

### Open Plan Kitchen/Family Room

18' 9" x 17' 3" (5.71m x 5.26m)  
 Double glazed window to rear and double glazed bi-fold doors to rear, three Velux windows with fitted blinds, part vaulted ceiling, fitted in a range of base, drawer and wall mounted cabinets with complementing work surfaces and up-stands, one and a half bowl single drainer sink unit with mixer tap, integrated electric oven and hob with glass back plate and cooker hood over, space and plumbing for dishwasher, recessed down lighters, space for fridge, concealed wall mounted gas central heating boiler, four radiators, central feature fireplace, wood effect flooring. Incorporating **Dining Room** measuring approximately 11' 10" x 10' 10" (3.61m x 3.30m).

### Utility Room

8' 1" x 6' 7" (2.46m x 2.01m)  
 UPVC double glazed door to side, fitted in a range of base and wall mounted units with complementing work surface and up-stands, complementing tiling, stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, radiator, wood effect flooring.

### Study

6' 10" x 6' 7" (2.08m x 2.01m)  
 Window to rear aspect, radiator, wood effect flooring.

### Cloakroom

Double glazed window to side aspect, fitted in a two piece suite comprising low level WC, vanity wash hand basin, complementing tiling, radiator, recessed down lighters, wood effect flooring.

### First Floor Landing

Double glazed window to side aspect, access to part boarded loft space with ladder and lighting.

### Bedroom 1

12' 6" x 11' 2" (3.81m x 3.40m)  
 Double glazed window to front aspect, coving to ceiling, wardrobes with sliding doors, hanging and shelving, display shelving, two wall light points.

### Bedroom 2

10' 6" x 9' 10" (3.20m x 3.00m)  
 Double glazed window to rear aspect, coving to ceiling, radiator, storage cupboard.

### Bedroom 3

9' 6" x 7' 7" (2.90m x 2.31m)  
 Double glazed window to front aspect, coving to ceiling, radiator.

### Family Bathroom

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, vanity wash hand basin, 'P' shaped panel bath with shower screen and drench style shower head over with hand held attachment, full ceramic tiling, recessed downlighters, heated towel rail, tiled flooring.

### Outside

To the front is a resin driveway providing off road parking for three vehicles leading to the **Single Garage** measuring 15' 9" x 9' 2" (4.80m x 2.79m) with up and over door, power and lighting, personal door to rear and eaves storage space, outside lighting. The **South West Facing** rear garden is laid to lawn with raised beds, patio seating area, outside tap, raised timber deck, wood store and enclosed by panel fencing.

### Tenure

Freehold  
 Council Tax Band - D



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