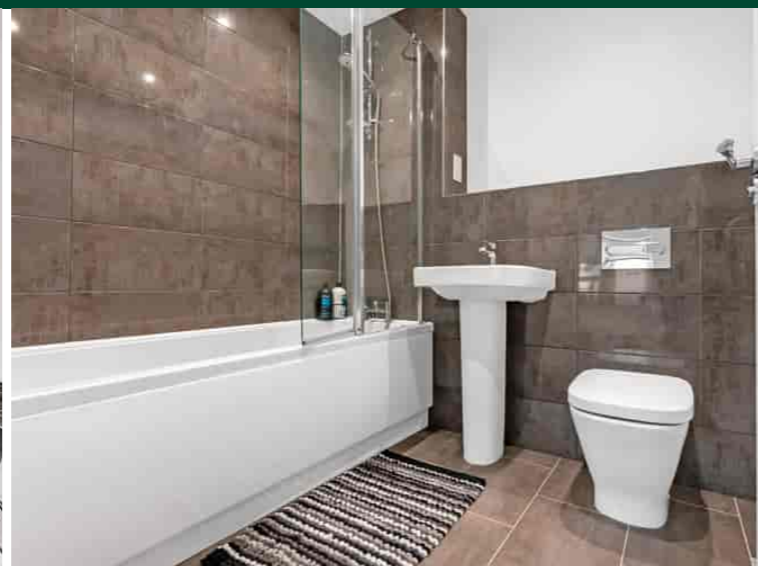




Pickering Way, Alconbury Weald PE28 4LP

Guide Price £285,000



- Crest Nicholson Built Home
- Two Double Bedrooms
- Stunning Open Plan Living
- Contemporary Kitchen With Integrated Appliances
- Off Road Parking For Two Vehicles
- Generous Rear Garden
- Highly Sought After Development
- Walking Distance Of Local Amenities
- Idea First Time Purchase

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+)	A		96
(81-91)	B	83	
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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Approximate Gross Internal Area
78.6 sq m / 846 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. (ID1064084)
Housepix Ltd



Composite Double Glazed Door To

Entrance Hall

Radiator, door to

Cloakroom

Double glazed window to side, fitted in a two piece suite comprising low level WC, wash hand basin with tiling, radiator, tiled effect flooring.

Kitchen/Dining/Living Room

Living Room/Dining Area

26' 4" x 14' 5" (8.03m x 4.39m)

Stairs to first floor with under stairs storage cupboard, central heating thermostat, radiator, two double glazed windows to rear aspect and double glazed French doors to rear.

Kitchen Area

Double glazed window to front aspect, fitted in a range of base and wall mounted units, drawer units, complementing work surfaces with up-stands, stainless steel single drainer sink unit with mixer tap, electric oven and gas hob with stainless steel back plate and cooker hood over, integrated dishwasher, washing machine and fridge freezer, extractor fan, tiled effect flooring

First Floor Landing

Double glazed window to side aspect, access to loft space.

Bedroom 1

14' 4" x 9' 5" (4.37m x 2.87m)

Two double glazed windows to rear aspect, radiator, double wardrobes with mirror sliding doors, hanging and shelving.

Bedroom 2

14' 4" x 9' 3" (4.37m x 2.82m)

Two double glazed windows to front aspect, radiator, over-stairs cupboard housing central heating boiler.

Family Bathroom

7' 10" x 5' 6" (2.39m x 1.68m)

Fitted in a three piece suite comprising low level WC with concealed cistern, wash hand basin, panel bath with mixer tap hand shower over with glass shower screen, complementing tiling, extractor fan, recessed downlighters, heated towel rail, tiled effect flooring

Outside

The front garden has shrub planting with parking to the side for two vehicles with side gated access leading to the rear garden which has a garden shed, patio seating area, and enclosed by panel fencing and brick walling.

Tenure

Freehold

Council Tax Band - B

There is an Estate Charge of £350.00 per annum



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