

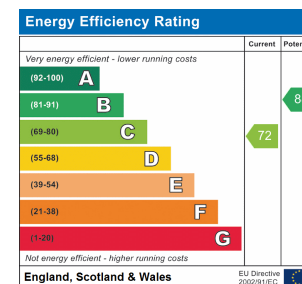


56 Alder Drive, Huntingdon PE29 7WJ

Guide Price £290,000



- Extended Semi Detached Home
- Three Bedrooms
- Conservatory
- Private Walled Garden
- Two Car Driveway
- Convenient Town Centre Location
- Access To Bus And Railway Stations



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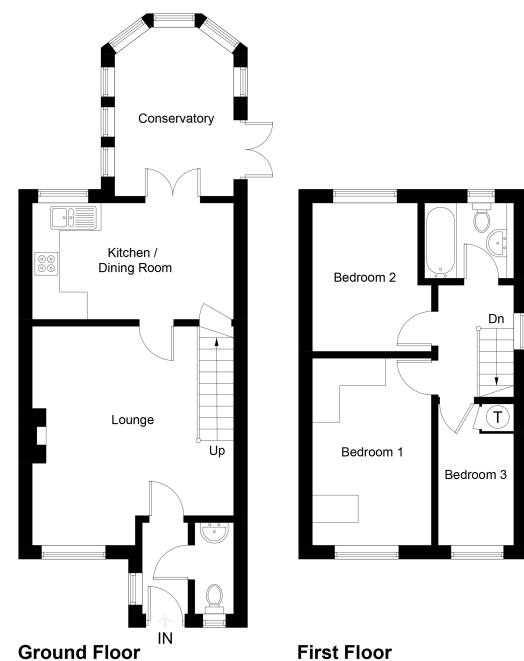
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (10944600)

## Port Hole Panel Door To

### Entrance Hall

6' 3" x 2' 11" (1.91m x 0.89m)

Sealed unit window to front aspect, single panel radiator, engineered wood flooring, inner door to

### Cloakroom

Fitted in a two piece white suite comprising low level WC, vanity wash hand basin with natural stone tiling, single panel radiator, fuse box and master switch, sealed unit window to front aspect, vinyl flooring.

### Sitting Room

15' 9" x 14' 7" (4.80m x 4.45m)

Sealed unit window to front aspect, double panel radiator and single panel radiator, stairs to first floor, dado rail, central heating thermostat, central fireplace with tiled hearth, engineered wood flooring.

### Kitchen

14' 5" x 8' 2" (4.39m x 2.49m)

Fitted in a range of base and wall mounted units with work surfaces and tiling, integral plate rack, drawer units, integral electric oven and gas hob with bridging unit and extractor fitted above, single drainer one and a half bowl resin sink unit with mixer tap, appliance spaces, ceramic tiled flooring. under stairs storage cupboard, UPVC French doors to

### Conservatory

9' 6" x 9' 2" (2.90m x 2.79m)

Of brick based and UPVC double glazed construction with double poly carbonate flooring, French doors to garden terrace to the rear, ceramic tiled flooring.

### First Floor Landing

Sealed unit window to side aspect, access to loft space.

### Bedroom 1

13' 5" x 8' 10" (4.09m x 2.69m)

UPVC window to front aspect, single panel radiator, wardrobe range, drawer units and overbed bridging units, narrow cupboard storage, radiator.

### Bedroom 2

10' 11" x 8' 10" (3.33m x 2.69m)

UPVC window to rear aspect, single panel radiator.

### Bedroom 3

10' 6" x 5' 7" (3.20m x 1.70m)

UPVC window to front aspect, radiator, over stairs airing cupboard housing hot water cylinder and shelving.

### Family Bathroom

5' 11" x 5' 7" (1.80m x 1.70m)

Fitted in a three piece white suite comprising low level WC, vanity wash hand basin with surface mounted circular sink unit with mixer tap, cabinet storage, shelf space, UPVC window to rear aspect, panel bath with hand mixer shower and additional independent shower unit over, full ceramic tiling with natural stone contour border tiling, composite floor covering.

### Outside

The front garden is enclosed by mature hedging. Parking provision for two vehicles is positioned to the side. The rear garden is pleasantly arranged and landscaped, walled with panel fencing, paved with low maintenance in mind, outside tap and lighting with gated access to the front and garden shed.

### Tenure

Freehold

Council Tax Band - C

