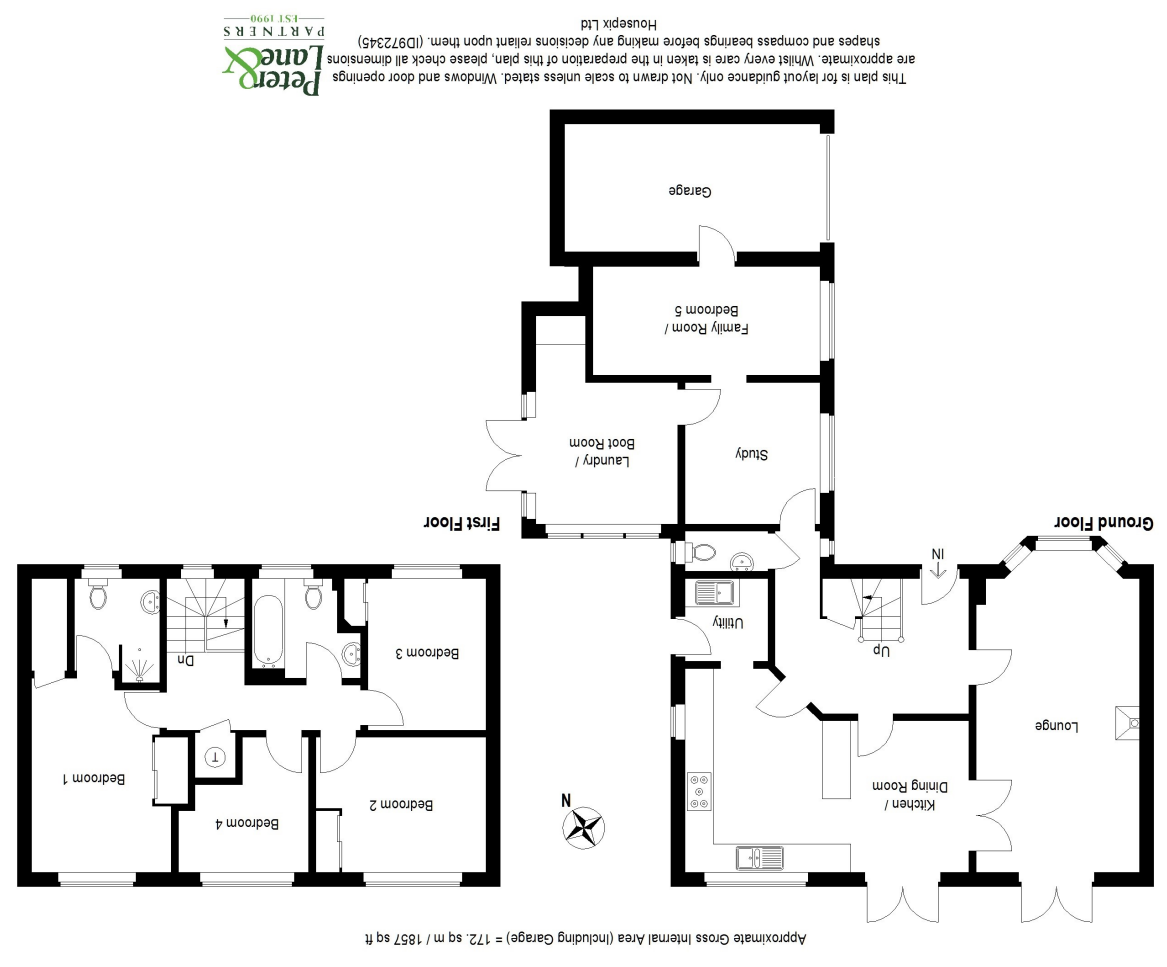


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- Individual Family Home
- Four/Five Reception Rooms
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- Close To Hospital And Railway Station
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- Re-Fitted Kitchen/Family Room
- Desirable Estate Location
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Glazed Panel Door To

Reception Hall

13' 6" x 8' 6" (4.11m x 2.59m)
Stairs to first floor, coving to ceiling, understairs storage cupboard, UPVC window to front aspect, Karndean flooring.

Cloakroom

4' 11" x 3' 7" (1.50m x 1.09m)
Re-fitted in a two piece white suite comprising low level WC, wall mounted wash hand basin with contemporary tiling, UPVC window to garden aspect, radiator, Karndean flooring.

Sitting Room

22' 8" x 11' 5" (6.91m x 3.48m)
A light double aspect room with UPVC bay window to front and French doors accessing garden terrace to the rear, TV point, two single panel radiators, telephone point, central feature fireplace with inset coal effect gas fire, coving to ceiling, glazed internal double doors access

Kitchen/Dining Room

Kitchen/Dining Room

19' 8" x 12' 10" (5.99m x 3.91m)
A, light double aspect room with French doors and UPVC window to rear and UPVC window to side garden, re-fitted in a range of base and wall mounted cabinets with complementing work surfaces and up-stands, extensive drawer units, appliance spaces, single drainer one and a half bowl stainless steel sink unit with mono bloc mixer tap, space for cooking range with suspended extractor fitted above, pan drawers, sliding shelf larder unit, central dividing peninsular unit with a further range of base cabinets, double panel radiator, coving to ceiling, recessed lighting, Karndean flooring.

Utility Room

6' 3" x 5' 10" (1.91m x 1.78m)
Double panel radiator, UPVC door to side aspect, wall mounted gas fired central heating boiler serving hot water system and radiators, single drainer inset sink unit with mixer tap, appliance spaces, Karndean flooring.

Study

9' 10" x 9' 6" (3.00m x 2.90m)
UPVC window to front aspect, radiator, coving to ceiling

Garden Room/Boot Room

14' 9" x 9' 6" (4.50m x 2.90m)
Of brick based UPVC double glazed construction with double poly carbonate roofing, extensive tiling, wall light points, brick arch display recess, a range of base units, appliance spaces, French doors accessing side garden, ceramic tiled flooring.

Bedroom 5 /Family Room

16' 9" x 7' 3" (5.11m x 2.21m)
Converted from one part of the **Garage**, a double aspect room with UPVC windows to front and side aspects, recessed lighting, underfloor heating.

Garage

18' 1" x 8' 10" (5.51m x 2.69m)
Retaining up and over door, access to loft space, power and lighting.

First Floor Galleried Landing

UPVC window to front aspect, access to insulated loft space, coving to ceiling, airing cupboard housing hot water cylinder and shelving.

Principal Bedroom

13' 9" x 10' 6" (4.19m x 3.20m)
UPVC window to garden aspect, double panel radiator, wardrobe range with hanging and shelving, walk in wardrobe measuring 5' 9" deep (1.75m) with double hanging and shelving, inner access to

En Suite Shower Room

5' 4" x 5' 3" (1.63m x 1.60m)
Fitted in a three piece suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, screened shower enclosure with independent shower unit fitted over, shaver point, UPVC window to front aspect, chrome heated towel rail.

Bedroom 2

11' 9" x 9' 7" (3.58m x 2.92m)
UPVC window to rear aspect, wardrobe range with hanging and shelving, radiator.

Bedroom 3

10' 6" x 7' 10" (3.20m x 2.39m)
UPVC window to front, wardrobe with hanging and shelving, radiator.

Bedroom 4

9' 6" x 9' 2" (2.90m x 2.79m)
Single panel radiator, UPVC window to rear aspect.

Family Bathroom

7' 3" x 6' 4" (2.21m x 1.93m)
Re-fitted in a three piece white suite comprising low level WC, panel bath, folding screen with hand mixer shower and independent shower unit fitted over, UPVC window to front aspect, extensive contemporary tiling, chrome heated towel rail, shaver point, recessed lighting, ceramic tiled flooring.

Outside

There is an extensive frontage giving parking provision for three large vehicles with areas of lawn edged in box hedging, there is an EV charging point, meters and outside lighting. Gated access extends to the rear. The rear garden measures approximately 72' 2" x 39' 4" (22.00m x 11.99m) with an extensive paved terrace, areas of lawn, a selection of established fruit trees and ornamental shrubs, outside tap and lighting. The side garden measures an additional 65' 7" x 26' 3" (19.99m x 8.00m) with lawn enclosed by low retaining brick walling, a further selection of ornamental shrubs and large timber shed, security lighting and gated access to the front. The gardens are enclosed by panel fencing and give a lovely woodland view over Hinchingsbrooke park.

Tenure

Freehold
Council Tax Band - E

