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|--------------------|--------------------|--------------------|-----------------------|
| <b>Huntingdon</b>  | <b>St Neots</b>    | <b>Kimbolton</b>   | <b>Mayfair Office</b> |
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## Rochley House, 65 Park View, Great Stukeley PE28 4AJ    Guide Price £425,000

- Individual New Build
- Zoned Under Floor Heating
- AEG Integrated Kitchen Appliances
- Over Sized Single Garage With Parking For Two Cars
- Three Double Bedrooms
- Contemporary Open Plan Living
- Quality Sanitary Ware Throughout
- 10 Year Premier Guarantee



### **Vaulted Oak Entrance Porch Over**

Composite door with glazed side panels to

### **Reception Hall**

Oak balustrade extending to the first floor.

### **Study/Snug**

9' 10" x 8' 2" (3.00m x 2.49m)

A light double aspect room with data point and choice colour for carpeting.

### **Cloakroom**

Fitted in a two piece contemporary white suite comprising low level WC, wall mounted wash hand basin

### **Storage Cupboard**

Housing manifolds for under floor heating controls and consumer unit, fuse box and master switch.

### **Open Plan Kitchen/Breakfast Room/Family Area**

18' 1" x 11' 5" (5.51m x 3.48m)

A stunning open plan contemporary space with a central dividing working chimney feature, recessed lighting, part vaulted ceiling with Velux windows to two aspects, bi-fold doors access the garden terrace to the terrace. The kitchen measures 13' 5" x 9' 9" (4.09m x 2.97m) and is fitted in a range of contemporary light grey handle less cabinets with complementing quartz work surfaces and up-stands, central peninsular work surface subdividing the two rooms. The kitchen is fitted in a selection of AEG appliances incorporating automatic dishwasher, fridge freezer, double oven and extractor.

### **Utility Room**

7' 1" x 6' 1" (2.16m x 1.85m)

Recessed lighting appliance spaces.

### **First Floor Landing**

Roof light to side aspect, extensive storage cupboard housing gas central heating Combi boiler serving hot water system and radiators, access to insulated loft space.

### **Master Bedroom**

12' 11" x 9' 8" (3.94m x 2.95m)

Double glazed window to rear aspect, double panel radiator.

### **En Suite Shower Room**

Fitted in a three piece suite comprising low level WC, screened shower enclosure with independent rain style shower unit with additional hand shower unit, heated towel rail, vanity wash hand basin.

### **Bedroom 2**

8' 11" x 8' 2" (2.72m x 2.49m)

A light double aspect room with double panel radiator.

### **Bedroom 3**

8' 11" x 8' 2" (2.72m x 2.49m)

Double glazed window to front aspect, radiator, incorporating storage cupboard

### **Family Bathroom**

Fitted in quality range of white sanitary ware comprising low level WC, vanity wash hand basin, curved panel bath with hand mixer shower, extensive ceramic tiling.

### **Outside**

The property stands on a large mature corner plot in the process of being landscaped. The drive way to the rear gives parking provision for two large vehicles accessing the **Over Sized Garage** with electrically operated remote controlled up and over door, power and lighting. The rear garden has extensive lawns (to be turfed) with a paved terrace, external power, lighting and tap. The garden will be enclosed by a combination of panel fencing and brick walling.

### **Agents Note**

The property has been finished to a high standard with Oak doors throughout, cream UPVC flush casement windows and satin white wood work throughout. There is a choice of Karndean Knight Tile Plank flooring and carpets to be fitted between exchange and completion.

### **Tenure**

Freehold.

