



8 Grafham Close, Stanground PE2 8TJ

£350,000



*** SPACIOUS AND BEAUTIFULLY PRESENTED KITCHEN/DINER WITH VELUX WINDOWS AND BIFOLD DOORS *** " Extended and well designed, this 4 bedroom detached home is ideal for families. Featuring a garage conversion into the 4th bedroom, a spacious L-Shape Kitchen/Diner, reception area, living room, downstairs WC, 2 x store areas, 3 bedrooms upstairs and a family bathroom. The home is located in a cul de sac location. EPC Energy Rating - C/Council Tax Band - C ".

ENTRANCE

Door to front, radiator and stairs to first floor.

CLOAKROOM

2' 7" x 4' 8" (0.79m x 1.42m) (approx) Fitted with a two piece suite comprising low level W/C, wash hand basin and radiator. Window to side.

LOUNGE

14' 2" x 11' 9" (4.32m x 3.58m) (approx) Window to front and radiator. Open into:-

DINING ROOM

10' 4" x 11' 0" (3.15m x 3.35m) (approx) Radiator, open into:-

KITCHEN / DINER

22' 7" (max)(6.88m) 10' 6"(min) x 23' 7" (3.20m x 7.19m) (approx) (L - Shape) Fitted with a range of base and eye level units with work surfaces over, sink unit with mixer tap over, integrated dishwasher, space for a cooker, space for a fridge / freezer, plumbing for a washing machine, space for a tumble dryer, breakfast bar and two radiators. Bifold door to rear, window to rear and two velux windows.

STORE CUPBOARD

4' 2" x 7' 3" (1.27m x 2.21m) (approx)

BEDROOM 4

7' 3" x 19' 1" (2.21m x 5.82m) (approx) Window to front and radiator.

FIRST FLOOR LANDING

Window to side, loft access with boiler enclosed, cupboard and radiator.

BEDROOM 1

14' 1"(max)(4.29m) 11' 1"(min) x 11' 9" (3.38m x3.58m) (approx) Window to front and radiator.

BEDROOM 2

10' 6" (min) (3.20m) 14' 2"(max) x 10' 6" (4.32m x3.20m) (approx) window to rear.

BEDROOM 3

8' 3" x 9' 4" (2.51m x 2.84m) (approx) Window to front and radiator.

BATHROOM

4' 8" x 9' 7" (1.42m x 2.92m) (approx) Fitted with a three piece suite comprising low level W/C, wash hand basin, bath with shower over and heated towel rail. Window to rear.

OUTSIDE

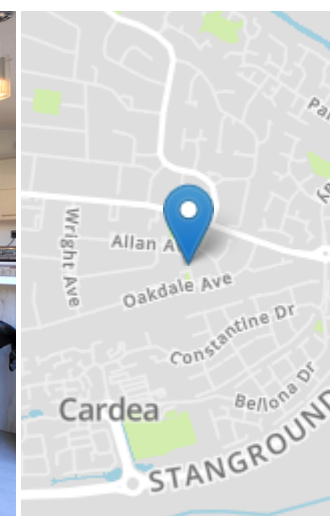
The front of the property has parking. The rear of the property has a brick built store area.

AGENT NOTES

The floorplan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

AGENT NOTES

The vendor has advised a new boiler was fitted in 2025.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	69	79
EU Directive 2002/91/EC		