



9 Hill Close, Sawtry, Huntingdon PE28 5SW

Guide Price £310,000



- Privately Positioned Three Bedroom Detached House
- Stunning 100ft + Private Gardens
- Extended Accommodation
- Refitted Kitchen/Breakfast Room
- Owned By Current Family Over 50 Years
- Desirable Village Location
- Double Garaging
- Resurfaced Resin Driveway
- Carport

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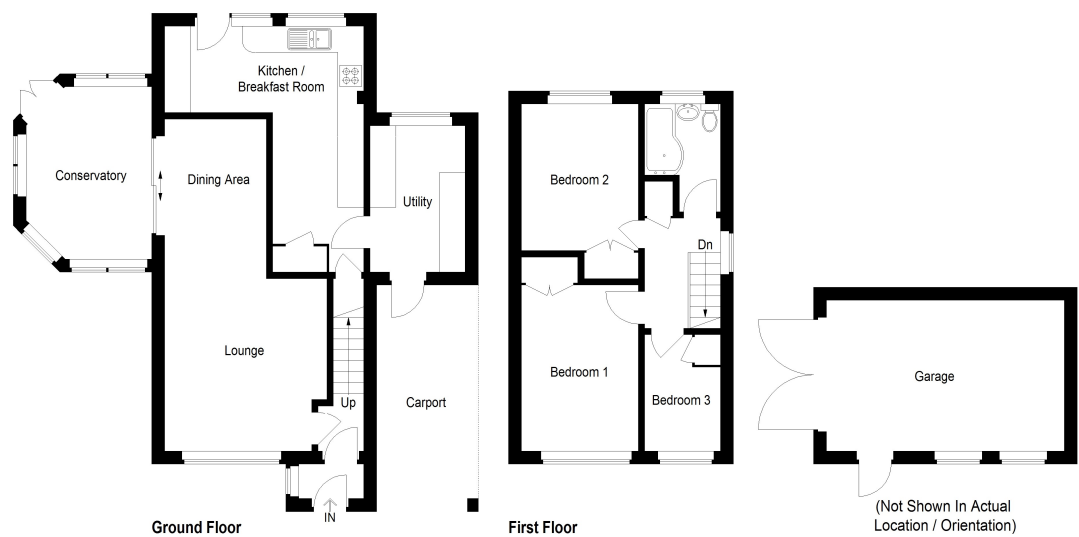
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Approximate Gross Internal Area = 104.7 sq m / 1127 sq ft
Garage = 20.0 sq m / 215 sq ft
Total = 124.7 sq m / 1342 sq ft



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. (ID1006667)
Housepix Ltd



Accommodation Consists Of

UPVC Double Glazed Front Door to

Entrance Porch

6' 7" x 4' 11" (2.01m x 1.50m)

UPVC front door, fixed display shelving, exposed internal brickwork, further glazed internal door to

Inner Hall

Stairs to the first floor, glazed internal door to

Living Room Incorporating Dining Area

25' 11" x 12' 4" (7.90m x 3.76m)

A light, double aspect room, UPVC window to front aspect, double glazed internal patio doors to conservatory to the side, double panel radiator, TV and telephone point, coving to ceiling.

Conservatory

13' 11" x 9' 10" (4.24m x 3.00m)

Of Brick based UPVC double glazed construction with vaulted roof line and French doors to garden terrace to the rear, ceramic tiled flooring, wall light points.

Kitchen/Breakfast Room

18' 8" x 7' 1" widening to 15' 3"

UPVC door and windows enjoying views over the rear garden, the kitchen is refitted in a range of base and wall mounted cabinets with complementing work surfaces and retiled surrounds, single drainer resin sink unit and mixer tap, glass fronted display cabinets and drawer units, recessed lighting, coving to ceiling, double panel radiator and tiled flooring, integral double electric oven, gas hob with suspended extractor and bridging unit above, additional drawer units, automatic dishwasher, fitted cloaks cupboard with hanging and shelving, additional understairs storage cupboard housing fuse box and master switch, ceramic tiled flooring, integrated fridge, corner shelf display unit.

Utility/Boot Room

11' 10" x 7' 3" (3.61m x 2.21m)

Appliance spaces, work surfaces, base mounted cabinets and coats hanging area, vinyl flooring, UPVC window to garden aspect.

First Floor Galleried Landing

Access to insulated loft space, UPVC window to side aspect, shelf storage cupboard, inner door to

Bedroom 1

12' 6" x 9' 0" (3.81m x 2.74m)

UPVC window to front aspect, single panel radiator, fitted double wardrobe with hanging and shelving.

Bedroom 2

11' 0" x 9' 1" (3.35m x 2.77m)

UPVC window to garden aspect, single panel radiator, fitted double wardrobe with hanging and shelving.

Bedroom 3

8' 6" x 5' 11" (2.59m x 1.80m)

Fitted over stairs cupboard housing a combi boiler, single panel radiator, UPVC window to front aspect.

Family Bathroom

8' 10" x 5' 10" (2.69m x 1.78m)

Refitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, panel P shape bath with folding shower screen with independent shower fitted over, full ceramic tiling, ceramic tiled flooring, recessed lighting, natural stone contour border tiling, UPVC window to garden aspect, heated towel rail finished in chrome.

Outside

The front garden is neatly arranged and laid to an extensive resin driveway giving parking provision for a number of vehicles. There is an oversized GARAGE measuring 7.1m x 3.85m and a separate carport. Gated access extends to the rear. The property stands in stunning mature gardens, by far the largest plot in the immediate area measuring approximately **15m x 33m**, primarily lawned with paved seating areas, timber edged beds, a selection of ornamental shrubs and trees, it is enclosed by mature hedgerow boundaries and panel fencing, there's outside lighting and a tap.

Tenure

Freehold

Council Tax Band - C



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