

ALDER HOUSE

THRAPSTON ROAD • BRAMPTON • PE28 4TD





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- Stunning Architect Designed Family Residence
- Three En Suites Plus Family Bathroom
- Three Storey Accommodation
- Detached Double Garaging
- Open Field Views
- Five Bedrooms
- Impressive 35' x 31' Kitchen/Family Room
- Private Gated Gardens And Ample Parking Provision
- Desirable Village Location
- Close To Huntingdon Station

This exceptional five bedroom 'New build' family residence is the last available plot on the development. It offers contemporary and well designed accommodation arranged over three floors. The principal suite covers the full extent of the second floor with it's own en suite and dressing area, there are two further en suites and a well appointed family bathroom. The ground floor is centred around an impressively scaled 31' x 35' Kitchen/Living space. Outside there are private, gated gardens that extend front, side and rear. The gardens are landscaped to include an extensive private driveway accessing the oversized garaging. The house is beautifully positioned on the edge of the village close to Hinchingbrooke park and just a short distance to the railway station. A superb family home within this ever desirable village location. Must be viewed to be appreciated.

**Peter
Lane**
PARTNERS
—EST 1990—
Town & Country

Guide Price £895,000

Huntingdon branch: 01480 414800
www.peterlane.co.uk Web office open all day every day





RECESSED ENTRANCE CANOPY TO

Glazed composite front door to

RECEPTION HALL

14' 8" x 12' 1" (4.47m x 3.68m)

Stairs to first floor, understairs cupboard housing underfloor heating manifolds, recessed lighting.

CLOAKROOM

5' 6" x 3' 4" (1.68m x 1.02m)

Fitted in a two piece range of white sanitary ware comprising low level WC, vanity wash hand basin, ceramic tiled flooring.





KITCHEN/LIVING ROOM/FAMILY ROOM

35' 1" x 31' 6" (10.69m x 9.60m)

An impressively proportioned, light, open plan double aspect room with UPVC window to front aspect and UPVC bay to front aspect, double doors accessing garden terrace to the rear, the kitchen is fitted in a stunning range of contemporary Shaker style cabinets with Quartz work surfaces and upstands. There's a range of integrated appliances incorporating fitted fridge freezer, automatic dishwasher, double oven and integral hob, under unit lighting and quality LVT flooring.

UTILITY ROOM

8' 1" x 5' 7" (2.46m x 1.70m)

UPVC door to side aspect, fitted in a range of cabinets, appliance spaces and work surfaces, LVT flooring.

FIRST FLOOR LANDING

Two UPVC windows to front aspect, stairs to second floor.

GUEST ROOM

12' 10" x 12' 2" (3.91m x 3.71m)

UPVC window to rear aspect, inner access to

GUEST EN SUITE SHOWER ROOM

8' 0" x 5' 0" (2.44m x 1.52m)

Fitted in a range of white contemporary sanitaryware with low level WC, back-lit vanity mirror, vanity wash hand basin, oversized screened shower enclosure with independent shower unit, extensive tiling, chrome heated towel rail, ceramic tiled flooring.

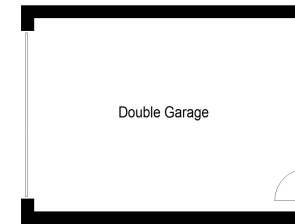
BEDROOM 3

16' 6" x 13' 2" (5.03m x 4.01m)

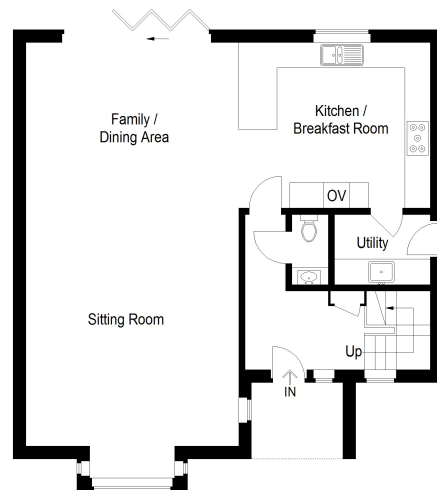
A light double aspect room with UPVC windows to side and rear aspects, double panel radiator, inner access to



Approximate Gross Internal Area = 214.5 sq m / 2309 sq ft
 Garage = 29.0 sq m / 312 sq ft
 Total = 243.5 sq m / 2621 sq ft



(Not Shown In Actual
 Location / Orientation)



Ground Floor



First Floor



Second Floor

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. (ID1199116)
 Housepix Ltd

EN SUITE SHOWER ROOM

7' 11" x 4' 11" (2.41m x 1.50m)

Fitted in contemporary white sanitaryware with low level WC, vanity wash hand basin with back-lit vanity mirror, screened shower enclosure with independent shower unit over, chrome heated towel rail, ceramic tiled flooring.

BEDROOM 4

15' 7" x 9' 5" (4.75m x 2.87m)

Double panel radiator, French doors with Juliette balcony to side elevation.

BEDROOM 5

11' 6" x 9' 5" (3.51m x 2.87m)

UPVC window to side aspect, radiator.

FAMILY BATHROOM

9' 2" x 6' 9" (2.79m x 2.06m)

Fitted in a four piece range of white sanitary ware comprising low level WC, vanity wash hand basin with back-lit vanity mirror, panel bath, screened shower enclosure with independent shower unit over, chrome heated towel rail, ceramic tiling.

SECOND FLOOR LANDING

UPVC window to side aspect, airing cupboard.

PRINCIPAL BEDROOM

21' 5" x 16' 0" (6.53m x 4.88m)

An impressive open plan double aspect room with twin Velux windows to front and Velux full height picture window with views out over Hinchbrook country park, two double panel radiators, cupboard housing gas fired central heating boiler.

EN SUITE BATHROOM

15' 9" x 8' 6" (4.80m x 2.59m)

Fitted in a four piece range of white sanitary-ware comprising low level WC, wash hand basin and back-lit vanity mirror, panel bath and separate shower enclosure with independent shower unit fitted, ceramic tiled flooring and Velux windows to two aspects.

OUTSIDE

The property stands in private, landscaped surrounding gardens. Double timber gates access the driveway giving provision for a number of vehicles accessing the **Detached Double Garage** with electrically operated security door, power, lighting and private UPVC door to rear, access to boarded eaves storage space. The gardens are pleasantly arranged with porcelain tiled terracing and recently turfed lawns. The gardens extend front, side and rear and which are all private and useable spaces.

AGENTS NOTE

This is the last remaining plot on this small, exclusive development. Viewing is by appointment only.

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

TENURE

Freehold
Council Tax Band - TBC





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