



Senliz Road, Alconbury Weald PE28 4FR

£360,000

- Constructed By Redrow Homes
- En Suite To Principal Bedroom
- Generous Kitchen/Dining Room With Integrated Appliances
- Well Presented Accommodation
- Landscaped Gardens
- Detached Garage And Driveway
- Desirable Estate Location
- Close To School And Local Shop

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		95
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		

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— EST 1990 —

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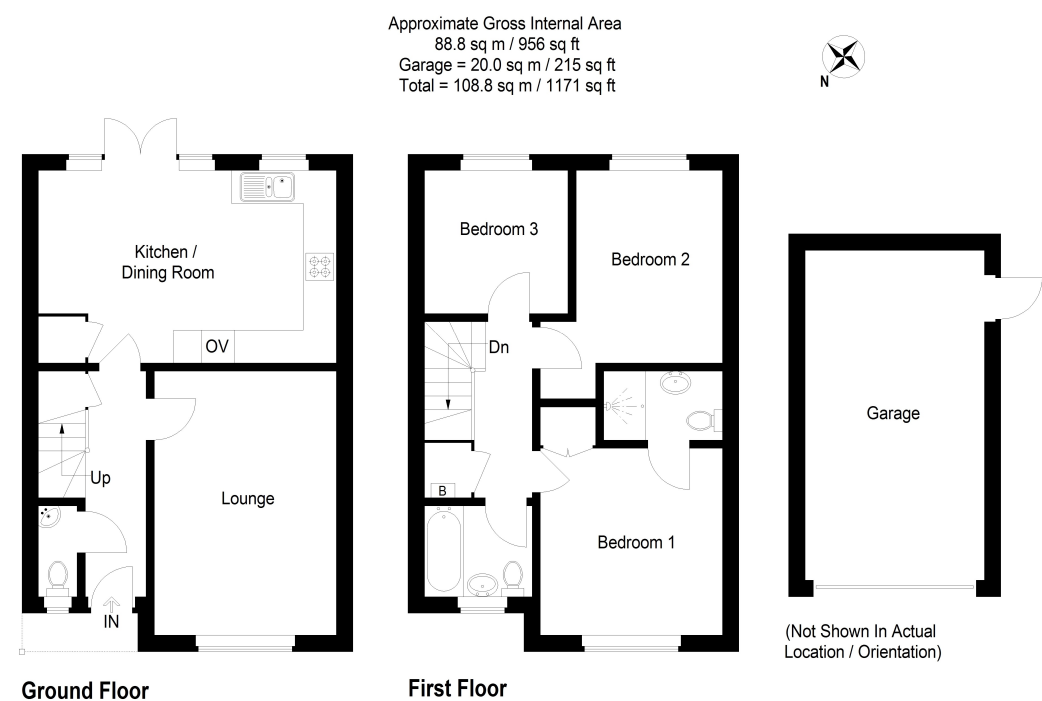
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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1234747)
Housepix Ltd

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EST 1998



Composite Door With Double Glazed Insert To

Entrance Hall

Radiator, understairs cupboard, stairs to first floor.

Cloakroom

Fitted in a two piece white suite comprising low level WC, wash hand basin with ceramic tiling, radiator, recessed downlighters. UPVC window to front aspect.

Living Room

16' 2" x 10' 10" (4.93m x 3.30m)

Double glazed window to front aspect, radiator, TV point, telephone point.

Kitchen/Dining Room

17' 8" x 11' 4" (5.38m x 3.45m)

Fitted in a range of (up-graded from new) base and wall mounted units with complementing stone work surfaces and up-stands, one and a half bowl single drainer sink unit with mixer tap, integrated gas hob with suspended extractor over, integrated automatic dishwasher, twin electric ovens, ridge and freezer, **Utility Cupboard** with space and plumbing for washing machine with granite work surface, contemporary vertical anthracite radiator, recessed lighting. UPVC window to rear and French doors to garden terrace to the rear.

First Floor Landing

Double glazed window to side aspect, radiator, access to part boarded loft space with pull down ladder, cupboard housing gas central heating boiler.

Principal Bedroom

11' 6" x 10' 9" (3.51m x 3.28m)

Double glazed window to front aspect, radiator, wardrobe with hanging and shelf space.

En Suite Shower Room

Fitted in a contemporary three piece white suite comprising low level WC, wash hand basin, oversized shower enclosure with independent shower unit fitted over, complementing tiling, chrome heated ladder style towel rail, recessed downlighters, extractor fan, ceramic tiled flooring.

Bedroom 2

11' 6" x 8' 9" (3.51m x 2.67m)

Double glazed window to rear aspect, radiator, wardrobe with hanging and storage space.

Bedroom 3

8' 8" x 8' 6" (2.64m x 2.59m)

Double glazed window to rear aspect, radiator.

Family Bathroom

Fitted in a three piece suite comprising low level WC, wash hand basin, panel bath with shower unit over, heated towel rail, complementing tiling, recessed downlighters, extractor fan, UPVC window, ceramic tiled flooring.

Outside

The front garden is laid to a well stocked border with outside lighting. The extensive block paved driveway gives off road parking provision for two vehicles leading to the **Oversized Single Garage** measuring 20'10" x 10'7" (6.10m x 3.23m) with up and over door, UPVC double glazed window to side, power and lighting. Gated access leads to the rear garden which is pleasantly arranged and landscaped with paved patio area, lawns edged in timber sleepers, constructed planter, outside tap and lighting. The garden is enclosed by panel fencing and offers a reasonable degree of privacy.

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 - C

Estate Management Charge - £374.90 per annum

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