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## 18 Brookfield Way, Bury PE26 2LH

Guide Price £450,000

- Detached Family Residence
- Three Reception Rooms And Conservatory
- Drive Way And Garaging
- Picturesque Views

- Four Bedrooms With En Suite To Master
- Kitchen/Breakfast/Family Room
- Southerly Facing Rear Garden
- Highly Sought After Location

### Storm Porch Over

Solid entrance door with double glazed insert to

### Reception Hall

9' 10" x 8' 11" (3.00m x 2.72m)

Coving to ceiling, radiator, under stairs storage cupboard, stairs to first floor, laminate effect flooring, cloaks cupboard.

### Cloakroom

Double glazed window to side aspect, re-fitted in a two piece suite comprising low level WC with concealed cistern, vanity wash hand basin with mixer tap, tiled surrounds, radiator, coving to ceiling, wood effect flooring.

### Study

7' 10" x 7' 3" (2.39m x 2.21m)

Double glazed window to front aspect, coving to ceiling, radiator.

### Living Room

17' 9" x 11' 1" (5.41m x 3.38m)

A double aspect room with double glazed window to side aspect and double glazed French doors to **Conservatory**, coving to ceiling, two radiators, central feature fire place with inset gas coal effect fire, marble hearth and timber surround.

### Conservatory

10' 10" x 9' 6" (3.30m x 2.90m)

Of brick based double glazed construction, poly carbonate roofing, double glazed French doors to garden aspect, tiled flooring.

### Play Room

10' 3" x 8' 8" (3.12m x 2.64m)

Double glazed window to front aspect, twin glazed doors from **Reception Hall**, coving to ceiling, radiator, wood effect flooring.

### Kitchen/Breakfast/Family Room

27' 11" x 9' 10" (8.51m x 3.00m)

Two double glazed windows and French doors to rear aspect, re-fitted in a range of base, drawer and wall mounted cabinets with granite work surfaces with up-standers and tiled surrounds, one and a half bowl sink unit with cut in drainer and mixer tap, integrated electric induction hob with stainless steel extractor hood over, double electric oven, integrated dishwasher, single oven, radiator.

### Utility Room

7' 3" x 5' 7" (2.21m x 1.70m)

Fitted with two large shelved cupboards and two single base units, space and plumbing for washing machine, space for tumble dryer, complementing work surfaces, stainless steel single drainer sink unit with mixer tap, tiling, heated towel rail, extractor fan, tiled flooring.

### First Floor Galleried Landing

Double glazed window to front aspect, coving to ceiling, access to loft space, radiator, airing cupboard housing hot water cylinder and shelving.

### Family Bathroom

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin, panel bath with shower screen and mixer tap hand shower, complementing tiling, coving to ceiling, shaver point, radiator.

### Master Bedroom

17' 8" maximum x 11' 3" (5.38m x 3.43m)

Double glazed window to rear aspect, coving to ceiling, radiator, a range of furniture incorporating wardrobes, bridging units, bedside units, two double built in wardrobes.

### En Suite Shower Room

Double glazed window to side aspect, fitted with a three piece suite comprising low level WC with concealed cistern, vanity wash hand basin with counter top surface, complementing tiling, shower cubicle with independent shower unit fitted over, recessed down lighters, extractor, heated towel rail.

### Bedroom 2

11' 10" x 7' 10" (3.61m x 2.39m)

Double glazed window to front aspect, coving to ceiling, radiator.

### Bedroom 3

9' 10" x 9' 10" (3.00m x 3.00m)

Double glazed window to rear, coving to ceiling, radiator.

### Bedroom 4

8' 5" x 7' 7" (2.57m x 2.31m)

Double glazed window to front aspect, coving to ceiling, radiator.

### Outside

The front garden is laid to lawn with mature hedging, outside lighting. The drive way provides off road parking provision for two vehicles leading to the **Garage** measuring 17' 1" x 8' 6" (5.21m x 2.59m) with up and over door, power, lighting, personal door to rear, eaves storage space and wall mounted unit. The rear garden is laid to lawn with timber decking, balustrade and rope, outside tap and lighting with slate beds, overlooking paddocks, two garden sheds, mature tree, **Open Summer House** measuring 15' 3" x 8' 5" (4.65m x 2.57m) with decked flooring.

### Agent's Note

The Property enjoys an extended garden by separate licence of £10 per annum

### Tenure

Freehold

Council Tax Band - E

