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Carnaille Road, Alconbury Weald Huntingdon, PE28 4XP

Approximate Gross Internal Area  
 86.7 sq m / 933 sq ft  
 (Excluding Garage)



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. (D925663)



- Morris Homes Built Detached Family Home
- En Suite To Master Bedroom
- Valid NHBC Guarantee
- Walking Distance To Primary School
- Three Bedrooms
- Over Sized Garage and Off Road Parking
- Extremely Sought After Development
- Excellent Transport Links



**Storm Porch Over**

Composite door with double glazed insert and courtesy light to

**Entrance Hall**

Radiator, stairs to first floor, alarm control panel, under stairs storage cupboard.

**Cloakroom**

5' 9" x 3' 7" (1.75m x 1.09m)

Double glazed window to front aspect, fitted in a two piece suite comprising low level WC, wash hand basin, radiator.

**Living Room**

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

Double glazed window to front aspect, radiator, central feature fire place.

**Kitchen/Dining Room**

19' 05" x 9' 4" (5.92m x 2.84m)

Double glazed window and double glazed French doors to rear, fitted in a range of base, drawer and wall mounted units with complementing work surface, stainless steel one and a half bowl single drainer sink unit with mixer tap, integrated gas oven and hob with chrome back plate and cooker hood over, concealed wall mounted central heating boiler, space and plumbing for washing machine and dishwasher.

**First Floor Landing**

Double glazed window, access to loft space, linen cupboard.

**Principal Bedroom**

11' 7" x 10' 3" (3.53m x 3.12m)

Double glazed window to front aspect, radiator.

**En Suite Shower Room**

7' 9" x 2' 8" (2.36m x 0.81m)

Double glazed window to side aspect, fitted in a three piece suite comprising low level WC, wash hand basin, shower cubicle, complementing tiling, radiator, extractor fan, recessed down lighters.

**Bedroom 2**

10' 4" x 10' 2" (3.15m x 3.10m)

Double glazed window to rear, radiator.

**Bedroom 3**

9' 6" x 8' 5" (2.90m x 2.57m)

Double glazed window to rear aspect, radiator.

**Family Bathroom**

8' 4" x 5' 5" (2.54m x 1.65m)

Double glazed window to front aspect, fitted in a three piece suite comprising low level WC, wash hand basin, panel bath, complementing tiling, radiator, extractor fan, recessed downlighters.

**Outside**

The front garden is landscaped with pebble borders, an area of lawn and a drive way providing off road parking for two vehicles leading to the **Single Garage** measuring 19' 6" x 9' 8" (5.94m x 2.95m) with up and over door, power and lighting. The rear garden has a covered patio area, outside lighting and tap, laid to lawn with borders enclosed by a combination of panel fencing and brick walling.

**Tenure**

Freehold

Estate Charge - £280.00 per annum (paid until November 2023)

Council Tax Band - D

