

50 OWL WAY

HARTFORD • PE29 1YZ





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- Beautifully Presented Countryside Home
- Four Bedrooms With En Suite To Principal Bedroom
- Two Generous Reception Rooms
- Re-Fitted Contemporary Cloakroom
- Re-Fitted Sanitary Ware
- Re-Fitted Kitchen/Breakfast Room
- Mature Landscaped Gardens
- Double Garaging And Four Car Drive Way
- Desirable Estate Location

Offering this beautifully presented 'Countryside' home situated in this desirable estate location set in mature landscaped gardens with double garage and ample off road parking. The property benefits from re-fitted sanitary ware and kitchen/breakfast room. Viewing is highly advised and by appointment only.



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

Price £525,000

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



Panel Door To

ENTRANCE PORCH

8' 6" x 3' 7" (2.59m x 1.09m)

Sealed unit leaded light windows to front aspect, double panel radiator, laminate flooring, inner access to

CLOAKROOM

5' 7" x 4' 3" (1.70m x 1.30m)

Beautifully re-fitted in a two piece contemporary white suite comprising low level WC with concealed cistern, over sized wall hung vanity unit with mono bloc mixer tap, textured ceramic tiling, sealed unit window to side aspect, anthracite heated towel rail, access to loft space, laminate flooring.

RECEPTION HALL

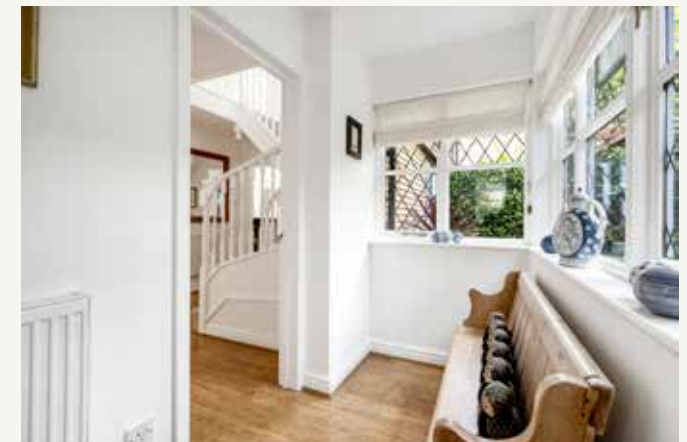
10' 2" x 8' 10" (3.10m x 2.69m)

Single panel radiator, stairs to first floor, under stairs storage cupboard, coving to ceiling, laminate flooring.

DINING ROOM

10' 6" x 9' 2" (3.20m x 2.79m)

Sealed unit picture window to garden aspect, single panel radiator, dado rail, coving to ceiling, laminate flooring.





KITCHEN/BREAKFAST ROOM

12' 10" x 9' 10" (3.91m x 3.00m)

Re-fitted in a range of cream Shaker style base and wall mounted cabinets with complementing work surfaces and textured ceramic tiling, drawer units, single drainer one and a half bowl ceramic sink unit with mixer tap, appliance spaces, space and plumbing for American fridge freezer, ceramic tiled flooring, integral Neff electric oven and five ring gas hob with Wok burner with suspended extractor unit fitted above, dividing peninsular unit incorporating three stool breakfast bar, double panel radiator, ceramic tiled flooring.

UTILITY ROOM

10' 6" x 4' 11" (3.20m x 1.50m)

Fitted in a range of cream Shaker style cabinets with complementing work surfaces and tiled surrounds, single drainer ceramic sink unit with mono bloc mixer tap, appliance spaces, drawer units, stable door to garden aspect, fuse box and master switch, concealed gas fired central heating boiler serving hot water system and radiators ceramic tiled flooring.

SITTING ROOM

18' 4" x 12' 2" (5.59m x 3.71m)

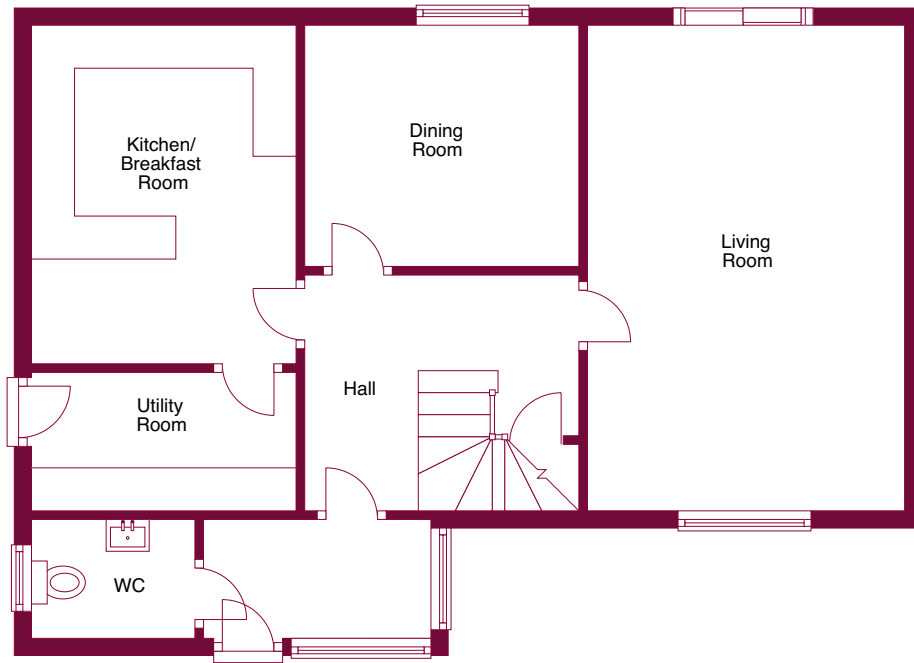
A light double aspect room with sealed unit leaded light double glazed windows to front and sliding double glazed patio doors to the rear, TV point, telephone point, two single panel radiators, central feature fire place with inset Living Flame coal effect gas fire, coving to ceiling, laminate flooring.



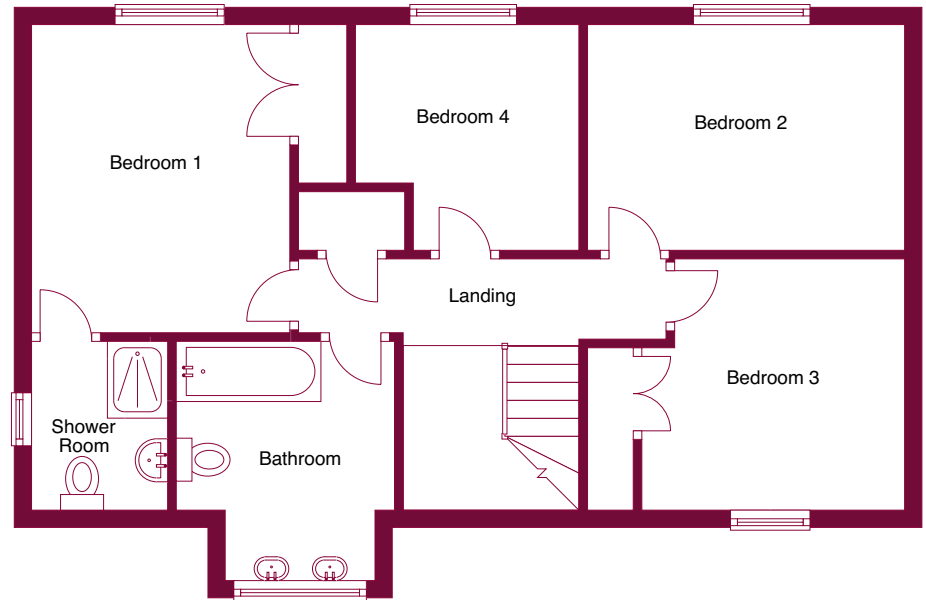
FIRST FLOOR GALLERIED LANDING

Sealed unit leaded light picture window to front aspect, single panel radiator, access to insulated loft space, airing cupboard housing hot water cylinder and shelving, laminate flooring.

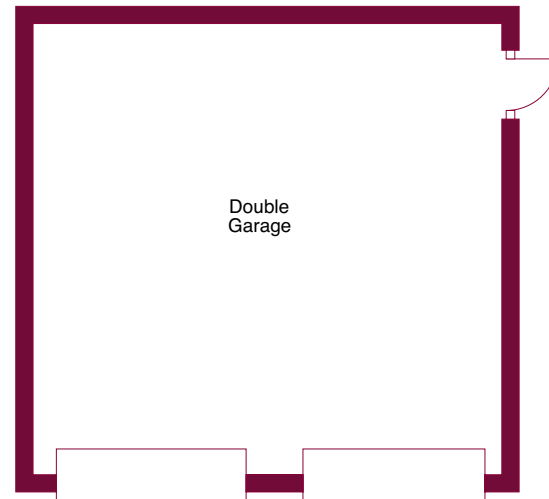
Ground Floor
Approx. 64.1 sq. metres (690.3 sq. feet)



First Floor
Approx. 58.7 sq. metres (631.7 sq. feet)



Outbuilding
Approx. 28.6 sq. metres (307.5 sq. feet)



FAMILY BATHROOM

9' 2" x 8' 2" (2.79m x 2.49m)

Fitted in a quality range of white sanitary ware comprising low level WC with concealed cistern, twin circular surface mounted sink units with mono block mixer tap and cabinet storage under with marble counter tops, panel bath with folding shower screen with independent shower unit fitted over, porcelain floor tiling, sealed unit picture window to front aspect, shaver point, chrome heated towel rail, extractor.

PRINCIPAL BEDROOM

12' 2" x 10' 2" (3.71m x 3.10m)

Sealed unit picture window to rear aspect, single panel radiator, double wardrobe with hanging and shelving, inner access to #

EN SUITE SHOWER ROOM

6' 3" x 5' 3" (1.91m x 1.60m)

Fitted in a contemporary three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, over sized screened shower enclosure with independent shower unit fitted over, extractor, sealed unit window to side aspect, chrome heated towel rail, full ceramic tiling, ceramic tiled flooring.

BEDROOM 2

12' 2" x 8' 10" (3.71m x 2.69m)

Sealed unit window to rear aspect, single panel radiator, laminate flooring.

BEDROOM 3

9' 6" x 8' 6" (2.90m x 2.59m)

Sealed unit window to front aspect, double wardrobe with hanging and shelving, single panel radiator, laminate flooring.

BEDROOM 4

8' 9" x 8' 6" (2.67m x 2.59m)

Single panel radiator, sealed unit window to rear aspect, laminate flooring.

DETACHED DOUBLE GARAGE

17' 9" x 17' 1" (5.41m x 5.21m)

Twin up and over door, power, lighting, eaves storage space, private door to rear aspect.

OUTSIDE

The front garden has an extensive drive way giving provision for four or more vehicles accessing the **Double Garage** as described. The frontage is beautifully established and screened with mature evergreens and hard landscaped with low maintenance in mind with a central ornamental Bay tree surrounded by box hedging with a pleasant private seating area and the gardens are enclosed primarily by Laurel hedging with outside lighting. The rear garden is beautifully landscaped, mature and relatively private with an extensive paved terrace and seating area, timber shed, established borders, a large selection of evergreen and deciduous shrubs and ornamentals, outside tap and lighting. The garden is enclosed by a combination of brick walling and panel fencing.

TENURE

Freehold

Council Tax Band - F





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