

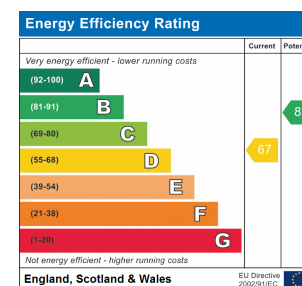


8 Coldhams North, Huntingdon PE29 1UB

£270,000



- Stunning 1950's Extended Semi Detached Home
- Exceptionally Well Presented Accommodation
- Re-Fitted Kitchen/Breakfast Room With Fitted Appliances
- Garden Room Extension
- Re-Fitted Sanitaryware
- Two Car Driveway
- Landscaped Gardens With Outside Bar And Summer House
- Positioned Within Walking Distance Of The Town Centre



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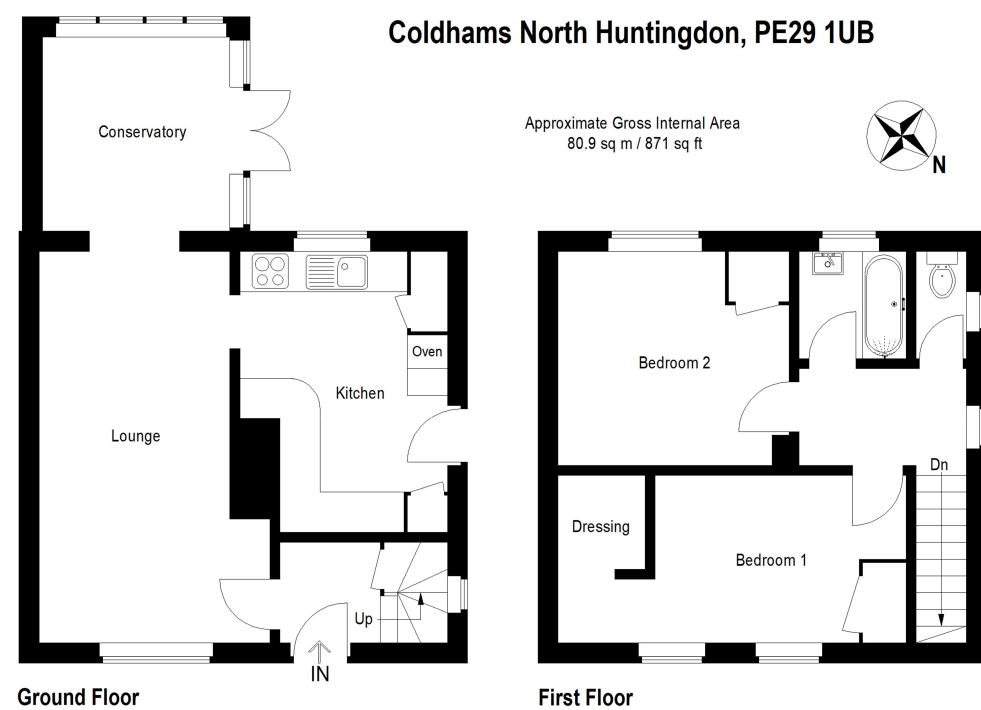
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## Coldhams North Huntingdon, PE29 1UB



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. (ID 925412)  
Housepix Ltd

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## Glazed Composite Front Door To

### Entrance Hall

Single panel radiator, cloaks cupboard, stairs to first floor, laminate flooring.

### Sitting Room

16' 5" x 11' 2" (5.00m x 3.40m)

UPVC window to front aspect, TV point, telephone point, picture rail, cornicing to ceiling, vertical contemporary radiator finished in anthracite, laminate flooring.

### Garden Room

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

Of UPVC double glazed construction with part vaulted ceiling, reinforced glazed roofing, French doors access garden terrace to the rear, laminate flooring.

### Kitchen/Breakfast Room

14' 1" x 10' 10" (4.29m x 3.30m)

Fitted in a range of Shaker style cream base and wall mounted cabinets with complementing Beech wood work surfaces, inset single drainer sink unit with mono bloc mixer tap, corner shelf display unit, extensive contemporary tiling, under stairs storage cupboard, pantry with shelving, new consumer unit, UPVC door and window to side and rear aspect, a selection of integrated appliances, incorporating automatic washing machine, fridge freezer, automatic dishwasher, induction hob, integrated microwave, conventional electric oven, coving to ceiling, laminate flooring.

### First Floor Landing

Access to insulated loft space with ladder and part boarding housing central heating boiler UPVC window to side aspect.

### Bedroom 1

12' 10" x 8' 2" (3.91m x 2.49m)

Two UPVC windows to front aspect, cupboard storage, wardrobe, coving to ceiling, single panel radiator.

### Dressing Room

Shelving, hanging space, make up station, wall light point, coving to ceiling.

## Bedroom 2

11' 2" x 10' 6" (3.40m x 3.20m)

UPVC window to rear aspect, single panel radiator, cupboard storage.

### Family Bathroom

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

UPVC window to rear aspect, fitted in a two piece contemporary white suite comprising double ended panel bath with folding shower screen and independent shower unit fitted over and additional hand mixer shower, vanity wash hand basin with mixer tap, Dolphin boarding, panel work to ceiling, recessed lighting, single panel radiator, composite flooring.

### Separate WC

Low level WC with concealed cistern, integrated vanity unit with mixer tap, ceramic tiling with natural stone contour border tiling, UPVC window to side aspect, recessed lighting, panel work to ceiling, composite flooring.

## Outside

The frontage is hard landscaped and laid to gravel giving parking provision for two large vehicles enclosed by picket fencing and low panel fencing. The rear garden is mature and private with an extensive timber decked seating area with planters, outside tap and lighting with a pleasant al fresco dining area, a covered barbecue area with integrated bar and two timber sheds, summer house positioned on a raised area of decking with power and lighting. The gardens are primarily lawned with evergreen shrubs and borders enclosed by mixed panel fencing.

## Tenure

Freehold

Council Tax Band - B



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