



17 CEDAR CLOSE

GRAFHAM • PE28 0DZ

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KEY FEATURES

- Established detached home, set back from the road in sought-after village close.
- Attractively upgraded and refreshed by the present owner.
- Around 1,370 square feet of comfortable accommodation for the growing family.
- Lounge with dining area, wood burning stove and patio doors to conservatory.
- Refitted kitchen/breakfast room with quality cabinets and fitted appliances.
- Four excellent bedrooms and bathroom with four-piece suite.
- Study/home office and guest cloakroom.
- Double garage and extensive additional parking.
- Well situated for access to major road and rail links.

THE PROPERTY

A refreshed and redecorated detached family home situated on an attractive corner plot in this genuinely sought-after village Close. The ground floor offers a spacious lounge with dining area, and features Amtico flooring, a wood-burning stove and patio doors opening into the conservatory which overlooks the garden. The refitted kitchen/breakfast room has comprehensive range of Shaker-style cabinets, plus recently replaced ceramic hob, washing machine and dishwasher. The entrance hall has a guest cloakroom and there is also a useful study/home office. There are four comfortable bedrooms and the bathroom features a four-piece suite including a Jacuzzi bath and separate shower enclosure. The property is set well back from the road with extensive off-road parking and double garage with electrically operated door.

THE VILLAGE

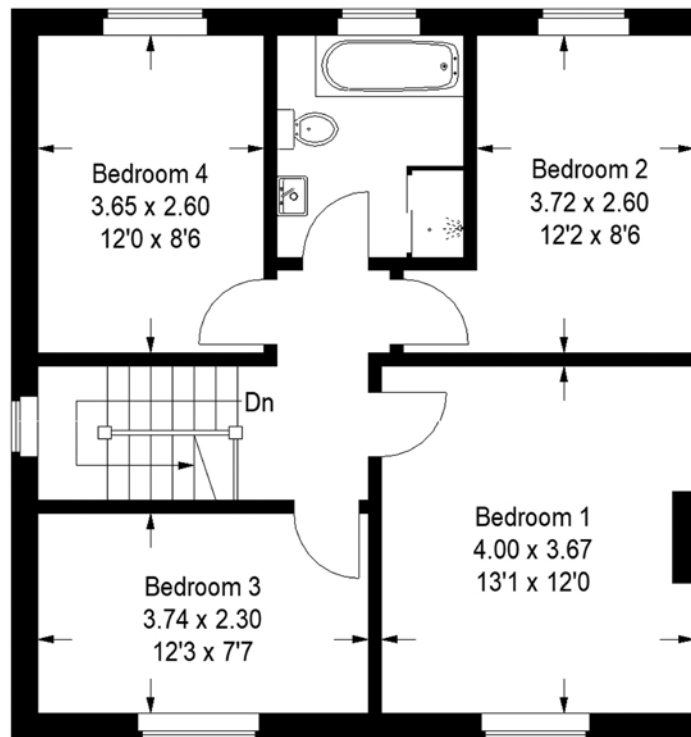
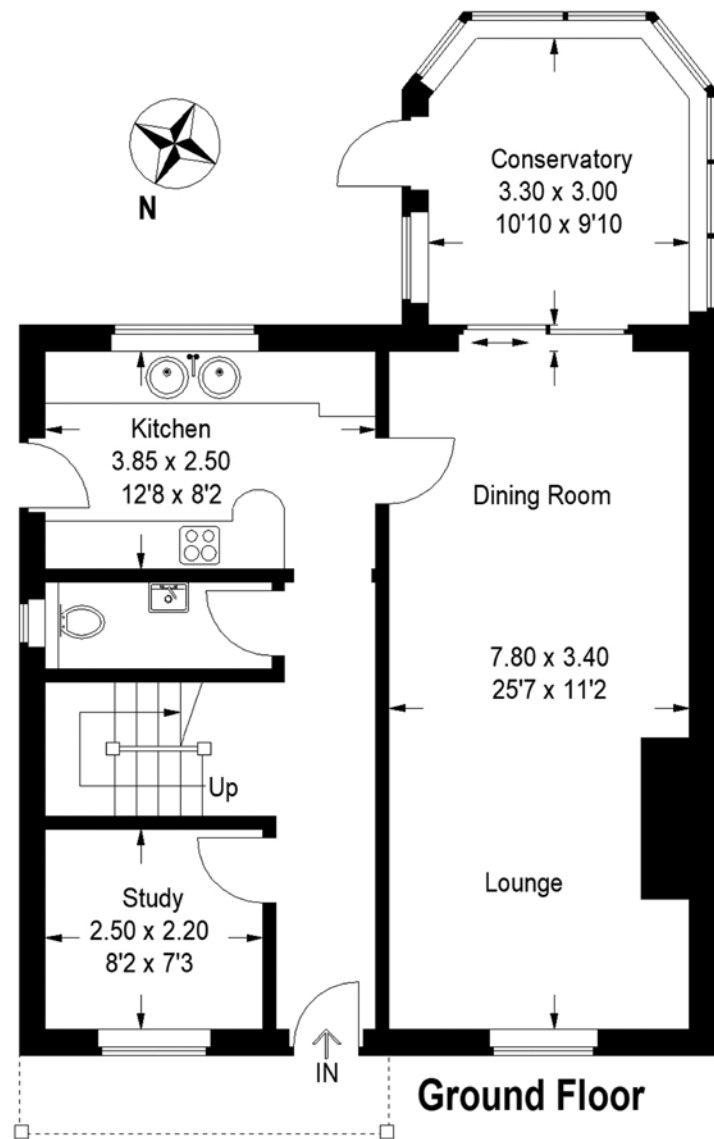
The village of Grafham is situated close to Grafham Water, home to many recreational and sailing facilities. Local amenities include a community shop and restaurant/bar. The village is situated mid-way between the A1 and the newly upgraded A14, giving excellent road access. Nearby Huntingdon and St Neots offer a mainline train station to London's Kings Cross. The village is in the Hinchbrooke Secondary School catchment area and there is a bus service to Kimbolton School. Day to day shopping is available at nearby Buckden and Brampton, both around 3 miles away, and there are many country walks such as around the reservoir and the 26-mile Three Shires Bridleway. Nearby, is the popular and historic market town of Kimbolton which boasts one of the area's leading private schools, Kimbolton School, along with the well-regarded Kimbolton Primary Academy. There is an excellent variety of shops and eateries, a doctor's surgery, dentist, chemist with post office, two pub's, supermarket and garage.



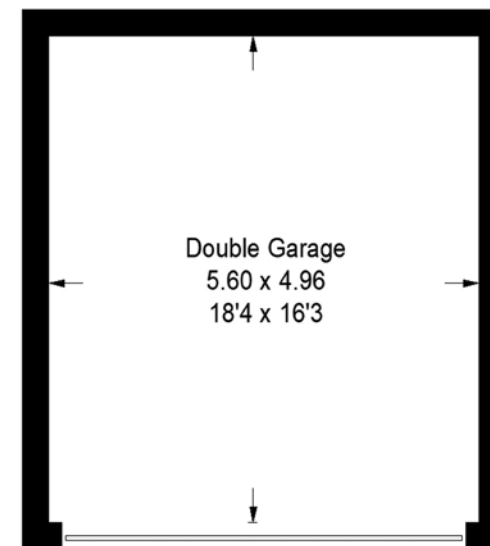
**Peter
Lane**
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Guide Price £500,000

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Approximate Gross Internal Area = 127.5 sq m / 1372 sq ft
 Double Garage = 27.7 sq m / 298 sq ft
 Total = 155.2 sq m / 1670 sq ft



(Not Shown In Actual Location / Orientation)

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. (ID897619)

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