

# 47 BREACH ROAD

GRAFHAM • PE28 0BA



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## KEY FEATURES

- Comfortable, Well-Positioned Detached Family Home.
- Approaching 1,350 Square Feet (125m<sup>2</sup>) of Accommodation.
- Four Bedrooms, En Suite and Family Bathroom.
- Sitting Room, Separate Dining Room and Study/Home Office.
- Comprehensively Fitted Kitchen/Breakfast Room.
- Corner Plot Adjacent to Open Fields.
- Part-Walled Garden, Garage and Additional Parking.
- Popular Village Location Convenient for Local Facilities and Major Road and Rail Links.
- Superfast Broadband Connection.

## THE PROPERTY

This generously proportioned detached home will certainly appeal to growing families and those looking to move into a less urban environment, whilst remaining close to both useful local facilities and access to major road and rail links. The property provides around 1,350 square feet (125m<sup>2</sup>) of accommodation including four bedrooms, two bath/shower rooms and three reception rooms, plus a well-appointed kitchen/breakfast room, garage and attractive, part-walled garden.

## GROUND FLOOR

The welcoming reception hall has a guest cloakroom and provides access to all the ground floor rooms. The sitting room has a feature fireplace with attractive electric fire and French doors opening onto the garden. There is a separate dining room for perhaps more formal occasions, plus that all-important study/home office. The well-proportioned kitchen has ample room for a breakfast/dining table and features a comprehensive range of cabinets and integrated appliances to include double oven and hob, dishwasher and fridge/freezer, with superb, polished porcelain floor tiles and door to the garden.

## FIRST FLOOR

There are three excellent double bedrooms and a practical single. The principal bedroom has a range of built-in wardrobes, plus a refitted en suite with stunning polished porcelain floor tiles and changeable mood lighting. Bedroom two also features built-in wardrobes, making it an ideal guest room. The family bathroom has also been refitted and features attractive polished porcelain tiling. Both bathrooms have mains-pressure showers.

## OUTSIDE

Neat frontage with occasional shrubs. Gated access to the rear garden, enclosed by wall and fencing with paved pathway, secluded patio and neat lawn. Outside tap and lighting. Block paved driveway providing parking and access to the garage.

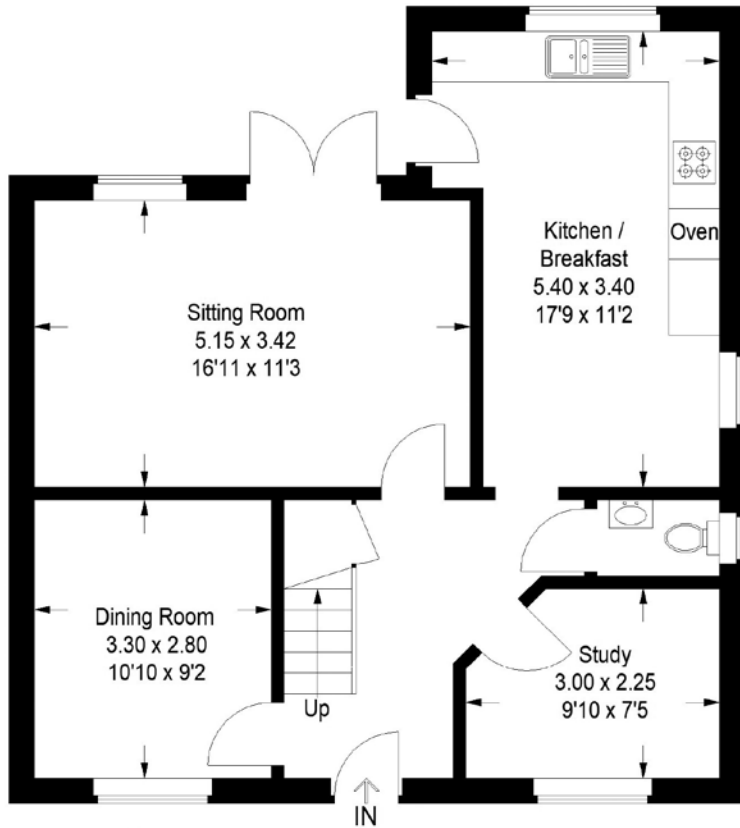
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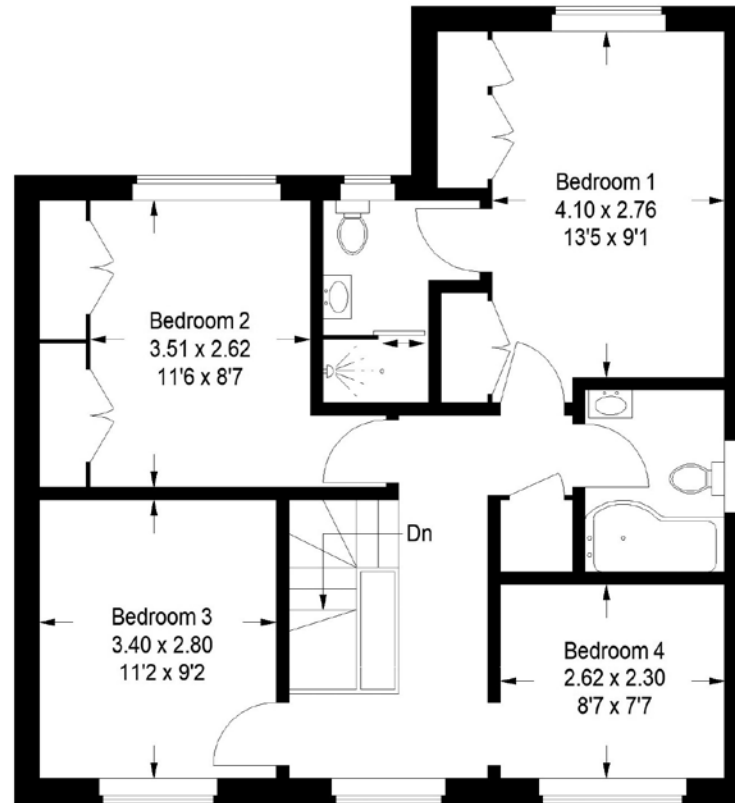
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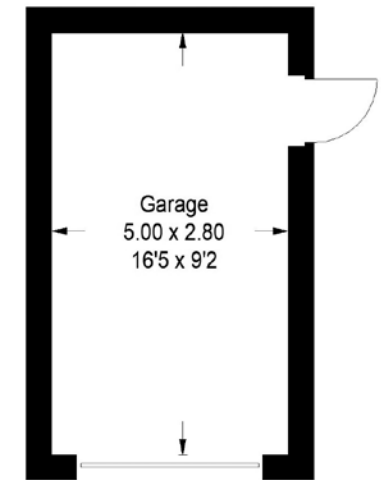
Approximate Gross Internal Area = 125.3 sq m / 1349 sq ft  
 Garage = 14.4 sq m / 155 sq ft  
 Total = 139.7 sq m / 1504 sq ft



**Ground Floor**



**First Floor**



(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. (ID1001941)

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## THE VILLAGE

The village of Grafham is situated close to Grafham Water, home to many recreational and sailing facilities. Local amenities include a community run shop and pub, restaurant/bar and village hall. The village is situated mid-way between the A1 and the recently 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 Hinchingsbrooke 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 including pub/restaurant, a doctor's surgery, dentist, chemist, supermarket and garage.



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