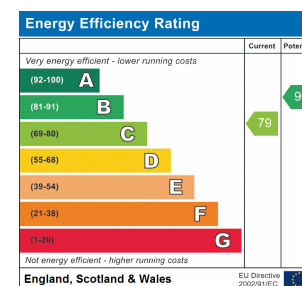




Stokes Drive, Godmanchester PE29 2UW

£350,000

- Modern David Wilson Built Family Home
- Greatly Improved By The Current Owners
- Three Bedrooms
- Re-Fitted En Suite Shower Room
- Re-Fitted Family Bathroom
- Kitchen/Dining Room
- Off Road Parking For Three Vehicles
- Car Port
- No Forward Chain



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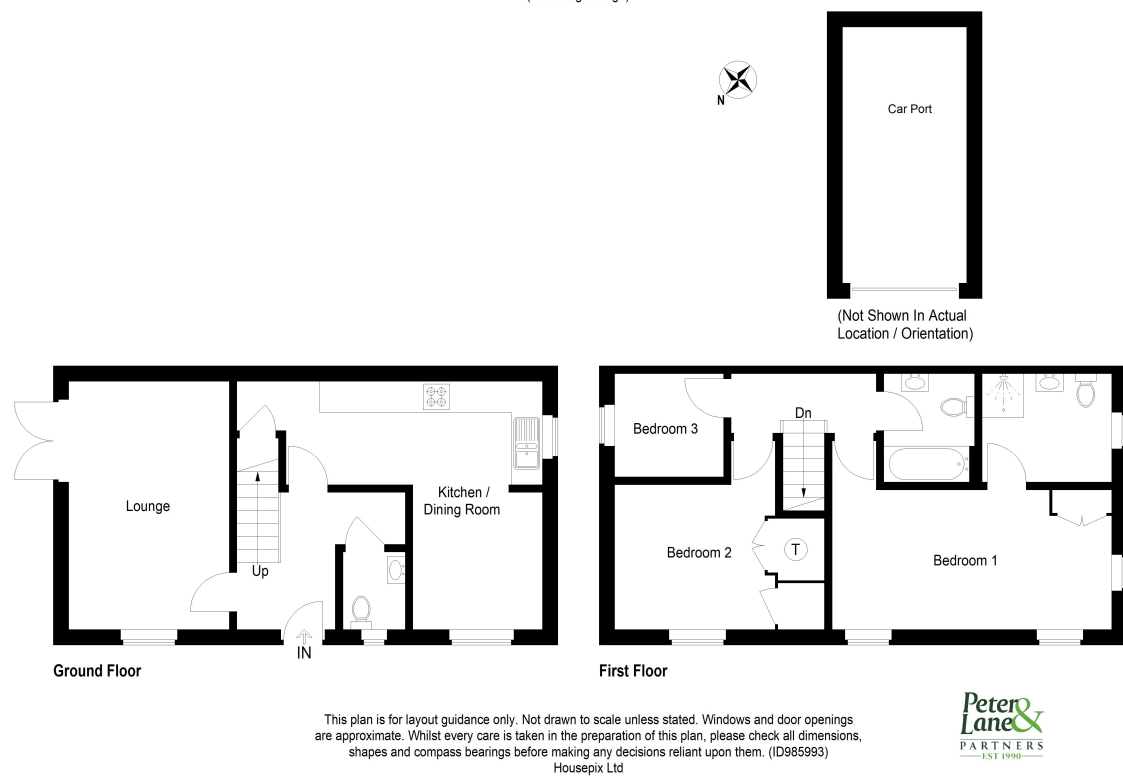
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## Composite Door To

### Entrance Hall

Central heating thermostat, stairs to first floor, under stairs storage recess, porcelain floor tiling.

### Cloakroom

Double glazed window to front, re-fitted in a white two piece suite comprising low level WC, vanity wash hand basin with mixer tap, complementing tiling, porcelain tiled flooring, radiator.

### Living Room

15' 8" x 10' 2" (4.78m x 3.10m)

A double aspect room with double glazed window to front and double glazed French doors to garden, two radiators, engineered wood flooring.

### Kitchen/Dining Room

16' 0" x 15' 8" maximum (4.88m x 4.78m)

A double aspect room with windows to front and side elevations, fitted in a modern range of base, drawer and wall mounted units with complementing work surfaces and up-stands, one and a half bowl single drainer sink unit with mixer tap, integrated appliances incorporating gas hob with stainless steel back plate and cooker hood over, electric oven, spaces and plumbing for washing machine and dishwasher, under stairs storage cupboard, two radiators, laminate flooring.

### First Floor Landing

Access to loft space, porcelain tiled flooring.

### Bedroom 1

18' 0" x 8' 8" (5.49m x 2.64m)

A double aspect room with two double glazed windows to front and double glazed window to side aspect, double built in wardrobe with hanging and shelving, radiator, engineered wood flooring.

## En Suite Shower Room

Double glazed window to side aspect, re-fitted in a white three piece suite comprising vanity wash hand basin with mixer tap, low level WC, shower enclosure with drench style shower head and separate hand held attachment, complementing tiling, porcelain tiled flooring, radiator.

### Bedroom 2

10' 2" x 9' 2" (3.10m x 2.79m)

Double glazed window to front aspect, radiator, built in wardrobe with hanging and shelving, airing cupboard housing hot water cylinder.

### Bedroom 3

6' 9" x 6' 5" (2.06m x 1.96m)

Double glazed window to side aspect, radiator, porcelain tiled flooring.

### Family Bathroom

Re-fitted in a white three piece suite comprising low level WC, vanity wash hand basin with mixer tap, free standing roll top bath with mixer shower attachment over, complementing tiling, porcelain tiled flooring, heated towel rail.

### Outside

To the front of the property is a block paved drive way providing off road parking for three vehicles adjacent to the **Car Port** with electric car charging point. The front garden is well stocked with mature planting, path way to the front door and courtesy lighting. Side gated access leads to the rear garden which measures approximately 41' 0" x 16' 0" (12.50m x 4.88m) with two separate seating areas both with porcelain tiling, garden shed, outside tap and lighting. The garden is enclosed by a combination of panel fencing and brick walling.

### Tenure

Freehold

Council Tax Band - C

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