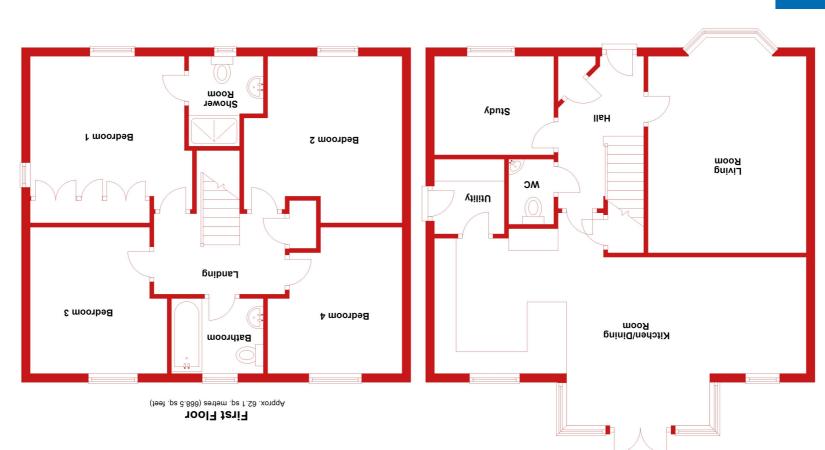


# **Ground Floor** Approx. 66.3 sq. metres (713.2 sq. feet)



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

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Tel : 01480 406400

Tel: 01480 414800



















# 9 Doherty Road, Godmanchester PE29 2PB

- David Wilson Built Family Home
- Impressive Kitchen/Breakfast/Family Room
- En Suite To Master Bedroom
- Garaging And Landscaped Gardens
- Hinchingbrooke School Catchment
- Four Bedrooms
- Study And Sitting Room
- · Former Show Home
- **Desirable Estate Location**













# **Panel Door To**

#### **Entrance Hall**

12'6" x 6'7" (3.81m x 2.01m)

Stairs to first floor, double panel radiator, central heating thermostat, walk in cupboard housing fuse box and master switch, Hive heating system, Karndean flooring.

8' 10" x 7' 7" (2.69m x 2.31m)

Double panel radiator, UPVC window to front aspect,

## **Sitting Room**

16'5" x 12'2" (5.00m x 3.71m)

UPVC bay window to front aspect, two double panel radiators, TV point.

#### Cloakroom

Fitted in a two piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap and tiling, double panel radiator, Karndean flooring.

#### Kitchen/Dining/Family Room

28' 3" x 15' 9" (8.61m x 4.80m)

A light impressive open plan space with UPVC French doors to garden aspect, three double panel radiators, fitted in a contemporary range of base and wall mounted cabinets with complementing work surfaces and up-standers, single drainer stainless steel sink unit with mixer tap, peninsular unit incorporating two stool breakfast bar, a selection of integrated appliances incorporating double electric oven and integral six ring gas hob, integrated automatic dishwasher, integrated fridge freezer, drawer units, pan drawers, under unit lighting, Karndean flooring.

# **Utility Room**

5'11" x 5'7" (1.80m x 1.70m)

Appliance spaces, base and wall mounted units with concealed gas fired central heating boiler serving hot water system and radiators, double panel radiator, glazed door to side aspect.

# First Floor Galleried Landing

Access to insulated loft space, airing cupboard housing pressurised hot water system, double panel radiator,.

# **Principal Bedroom**

12'2" x 11'10" (3.71m x 3.61m)

A double aspect room with UPVC windows to front and side aspects, extensive wardrobe range with hanging and shelving, double panel radiator, telephone point.

#### **En Suite Shower Room**

7'3" x 5'11" (2.21m x 1.80m)

Fitted in a range of white sanitary ware comprising low level WC, wash hand basin with mixer tap, heated towel rail, over sized screened shower enclosure with independent shower unit fitted over, extractor, UPVC window to front aspect, Karndean flooring.

## **Bedroom 2**

12'2" x 11'6" (3.71m x 3.51m)

UPVC window to front aspect, double panel radiator, wardrobe recess.

#### **Bedroom 3**

10' 10" x 8' 10" (3.30m x 2.69m)

UPVC window to rear aspect, double panel radiator.

#### **Bedroom 4**

10' 10" x 8' 10" (3.30m x 2.69m)

UPVC window to rear aspect, double panel radiator.

# **Family Bathroom**

7' 3" x 5' 7" (2.21m x 1.70m)

UPVC window to rear aspect, double panel radiator, fitted in a three piece white range of sanitary ware comprising low level WC, vanity wash hand basin with mixer tap, contemporary tiling, panel bath with shower screen, mixer tap and independent shower unit fitted over, chrome heated towel rail.

# Outside

The front garden is open plan with a selection of ornamental shrubs. The drive way provides off road parking provision for two large vehicles. To the rear is a paved seating area and a further area of timber decking, a shaped lawn, some prepared borders and timber shed positioned to the rear of the garage, outside tap, lighting and power. There is an Oversized Single Garage measuring .21' 4" x 10' 10" (6.50m x 3.30m) with single up and over door, power, lighting and UPVC private door to the side and eaves storage space.

# **Tenure**

Freehold

Estate Management Fee £ 85.00 per annum Council Tax Band - F Town-and-country





