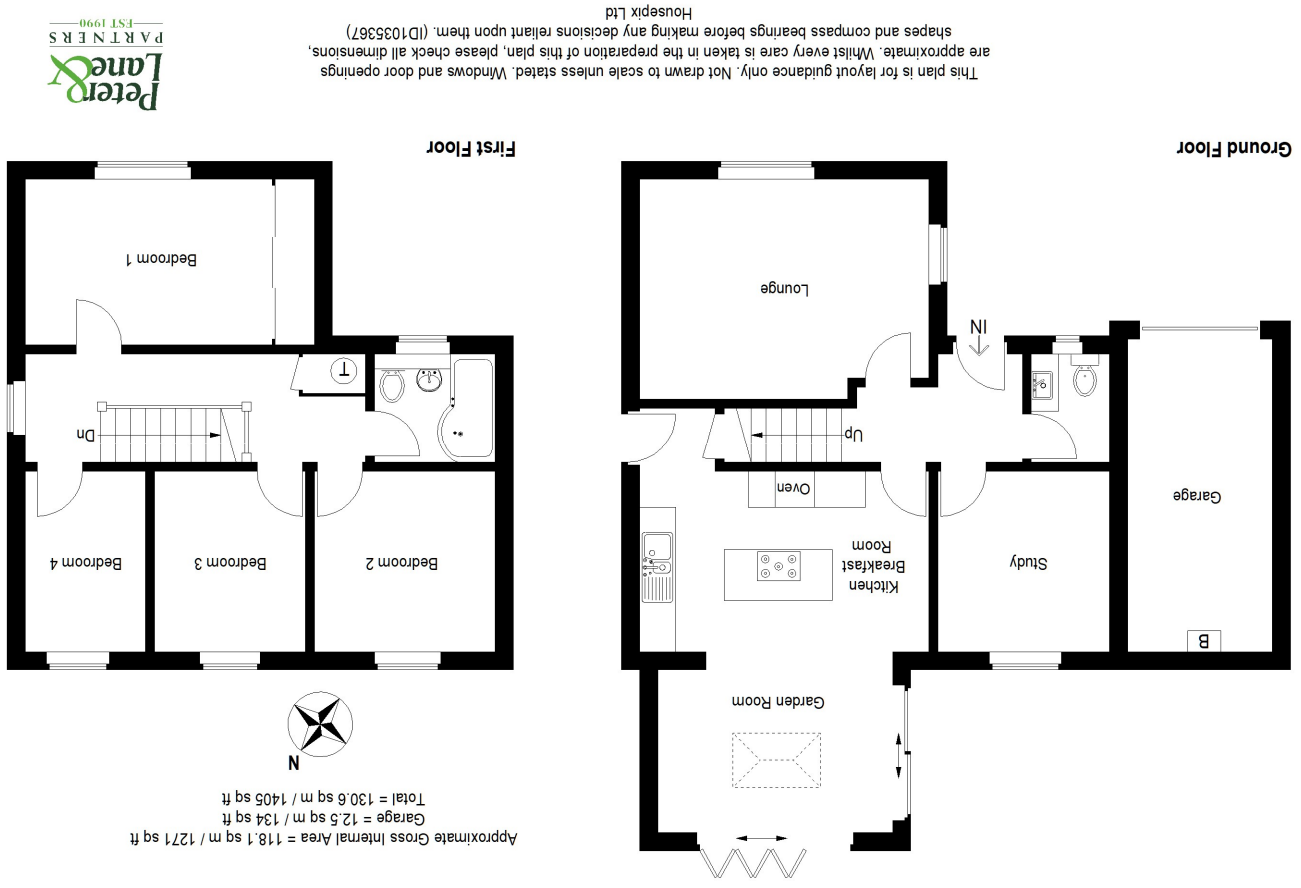


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This plan is for layout guidance only. Not drawn to scale unless stated. Windows and door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes and compass bearings before making any decisions reliant upon them. (ID1035367)
 Housepix Ltd



- Impressive extended Kitchen space
- Refitted sanitary ware
- Summerhouse and landscaped gardens
- Hinchingsbrooke school catchment
- Four good bedrooms
- Lovely open aspect to front
- Popular Village location
- Sitting room and Study



Composite Panel Door To

Reception Hall

7' 4" x 6' 9" (2.24m x 2.06m)

Stairs to first floor, contemporary freestanding radiator, coats hanging area, Karndean floor covering.

Cloakroom

5' 11" x 4' 4" (1.80m x 1.32m)

Re-fitted in a two piece contemporary white suite comprising low level WC, suspended vanity unit with mono bloc mixer tap and porcelain tiling, drawer unit, UPVC window to front aspect, Karndean flooring.

Study

9' 6" x 8' 9" (2.90m x 2.67m)

UPVC window to garden aspect, double panel radiator, coving to ceiling.

Sitting Room

15' 10" x 11' 4" (4.83m x 3.45m)

A light, double aspect room with UPVC windows to two front aspects, double panel radiator, TV point, telephone point, coving to ceiling.



Kitchen/Family Room

19' 2" x 15' 11" (5.84m x 4.85m)

A light, contemporary and impressively proportioned open plan space with bi-fold doors to two garden aspects, re-fitted in a contemporary range of base and wall mounted handle-less cabinets with Dekton work surfaces and surrounds, under unit lighting, recessed lighting, UPVC door to side aspect, understairs storage cupboard, central island work station incorporating pan drawers, LED lighting and additional cabinet storage, a selection of integrated AEG appliances incorporating combination microwave, electric oven, integral induction hob with surface mounted AEG extraction unit, single drainer one and a half bowl sink unit with mixer tap, integrated fridge freezer, automatic washing machine and automatic dishwasher, vertical contemporary radiator, architects lantern light, Karndean flooring.



First Floor Galleried Landing

UPVC window to side aspect, access to insulated loft space, single panel radiator, airing cupboard housing hot water cylinder and shelf space.

Bedroom 1

13' 5" x 8' 11" (4.09m x 2.72m)

UPVC window to front aspect, single panel radiator, coving to ceiling.,

Bedroom 2

9' 8" x 9' 7" (2.95m x 2.92m)

UPVC window to rear aspect, single panel radiator.

Bedroom 3

9' 8" x 9' 5" (2.95m x 2.87m)

UPVC window to rear aspect, single panel radiator.

Bedroom 4

9' 8" x 8' 2" (2.95m x 2.49m)

UPVC window to rear aspect, single panel radiator.

Family Bathroom

6' 9" x 6' 0" (2.06m x 1.83m)

Re-fitted in a contemporary three piece white suite comprising low level WC with concealed cistern, vanity wash hand basin with mono bloc mixer tap, shaver point, 'P' shaped panel bath with folding shower screen and mixer tap with independent shower unit fitted over, recessed lighting, chrome vertical heated towel rail, full ceramic tiling, UPVC window to front aspect.

Outside

To the front is an area of lawn and a driveway sufficient for two large vehicles accessing the **Single Garage** with single up and over door, power and lighting. The rear garden measures approximately 50' x 40' and is pleasantly arranged with an extensive paved seating area, shaped lawn edged in timber constructed planters, gated access to the front, a selection of ornamental trees, timber summer house incorporating an alfresco dining area with decking.

Tenure

Freehold

Council Tax Band - D

