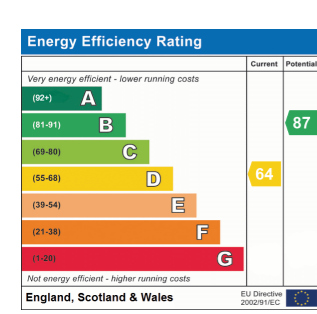




West Street, Huntingdon PE29 1WT

## Guide Price £325,000

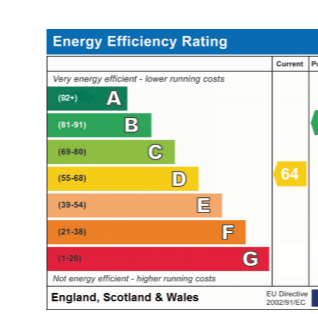
- Exemplary Presentation Throughout
- Impressive Ground Floor Accommodation
- Stunning Re-Fitted Kitchen/Family Room
- Cloakroom And Bathroom
- Fitted Wood Burner
- Thoughtfully Landscaped Gardens
- Timber Cabin/Summer House
- Viewing Highly Recommended



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### Fan Light Composite Front Door To

#### Entrance Porch

4' 9" x 3' 5" (1.45m x 1.04m)

UPVC window to side aspect, composite flooring, radiator, coats hanging area, internal arch with internal door leading to

#### Sitting Room

29' 11" x 13' 8" (9.12m x 4.17m)

An impressive light open plan contemporary space with UPVC window to front aspect, wall light points, central feature fireplace with exposed brickwork feature and tiled hearth with inset wood burner approximately three years old with new flue, TV point, telephone point, understairs storage with shelving, lighting and electrics, engineered Oak staircase to first floor, engineered Oak flooring and solid Oak skirting, glazed internal Oak double doors access

#### Kitchen/Breakfast/Family Room

28' 5" x 12' 7" (8.66m x 3.84m)

A light contemporary open plan space with high mono pitch vaulted ceiling with Velux windows to side elevation, sliding bi-fold doors access garden terrace, vertical contemporary anthracite radiators, fitted in a bespoke range of cabinets with complementing Quartz work surfaces and up-stands, contemporary glass contour border tiling, granite composite inset single drainer sink unit with mono bloc mixer tap, drawer units, pan drawers, central island work station topped in quartz incorporating Bosch induction hob, pan drawers and cabinet storage, recessed lighting, integrated high end Bosch appliances incorporating combination microwave, Bosch Pyrolytic self cleaning oven, Bosch automatic dishwasher, AEG fridge freezer, sliding shelf larder units, wine cooler, Bosch automatic washing machine, larder units, door to side passage, porcelain floor tiling.

#### Cloakroom

6' 4" x 3' 7" (1.93m x 1.09m)

Re-fitted in a two piece contemporary white suite comprising low level WC with concealed cistern, wall mounted suspended wash hand basin with mono bloc mixer tap, anthracite contemporary radiator, recessed lighting, extractor, full tiling with contour border tiles, porcelain floor tiling.

#### First Floor Landing

Access via ladder to boarded insulated loft space with ladder and the potential for conversion if required.

### Bedroom 1

17' 1" x 11' 0" (5.21m x 3.36m)

UPVC windows to front aspect, two double panel radiators, extensive wardrobe range with hanging and shelving, coving to ceiling, walk in wardrobe/dressing room with hanging, storage and shelving, airing cupboard housing combi boiler and shelving,

### Bedroom 2

10' 8" x 9' 7" (3.25m x 2.92m)

UPVC window to rear aspect, radiator, coving to ceiling.

### Family Bathroom

11' 10" x 5' 3" (3.61m x 1.60m)

Beautifully re-fitted in a contemporary range of quality German white sanitary ware comprising low level WC with concealed cistern, oversized vanity wash hand basin with twin mixer taps, drawer units and storage, full ceramic tiling, larder storage unit, UPVC window to rear aspect, walk in oversized shower enclosure with multi head shower unit over, recessed lighting, contour tiling, vertical anthracite contemporary radiator, porcelain floor tiling.

### Outside

The rear garden is beautifully landscaped and neatly arranged with an extensive paved seating area finished in porcelain floor tiles with steps leading on to a pleasant area of lawn, constructed stone edged borders and a selection of rose beds and shrub arrangements, outside tap, external power points, **Timber Cabin/Summer House** double glazed and the garden is enclosed by a combination of panel fencing.

### Agents Note

The Vendor informs us that all walls have been re-plastered; there are low energy lights throughout the property. The property has had new roofing and re-wired electrics. The extension was built eight years ago.

### Tenure

Freehold

Council Tax Band - B

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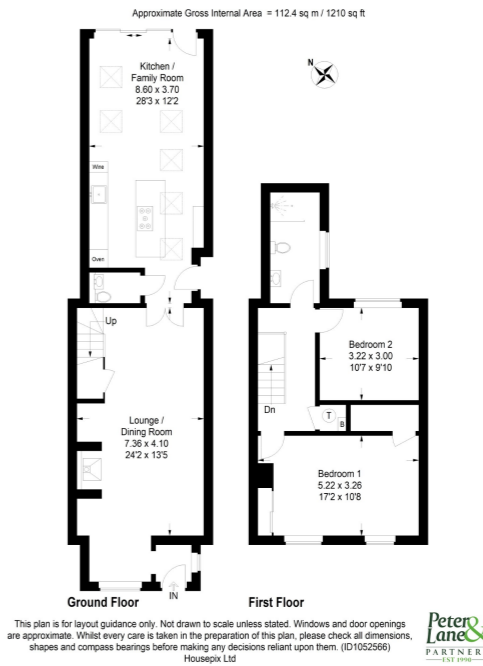
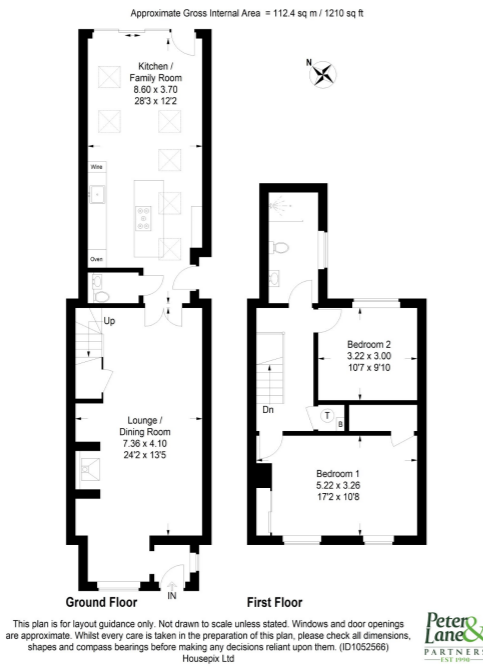
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60 High Street

Huntingdon

01480 414800

Kimbolton

24 High Street

Kimbolton

01480 860400

St Neots

32 Market Square

St. Neots

01480 406400

Mayfair Office

Cashel House

15 Thayer St, London

0870 1127099

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