



**16 Clare Road, Northborough, Cambridgeshire PE6 9DN**

**£300,000**



\*\*\* VILLAGE LOCATION \*\*\* Situated in the highly sought after village of Northborough, this beautifully extended family home offers generous and versatile living accommodation throughout. The ground floor boasts a welcoming lounge, a stylish open-plan kitchen/diner with breakfast bar, a spacious additional reception room (ideal as a fifth bedroom, study, or playroom), a cloakroom, and a practical utility room. Upstairs, the property features four well-proportioned bedrooms, including a principal suite with a refitted en-suite, along with a family bathroom. Externally, the home benefits from ample off road parking, a car port, and a generously sized rear garden with a patio area. EPC Energy Rating E - Council Tax Band C.



**UPVC DOUBLE GLAZED DOOR WITH SIDE PANEL TO:**

**HALLWAY**

Tiled flooring and stairs to first floor accommodation.

**CLOAKROOM**

Fitted with a two piece suite comprising wash hand basin and modern WC. Part tiled, tiled floor, radiator, wall mounted combi boiler. UPVC double glazed window to the front.

**RECEPTION ROOM / BEDROOM 5**

UPVC double glazed window to the front, radiator and built-in storage.

**LOUNGE / DINING ROOM**

Radiator.

Opening to:

**KITCHEN / DINER**

Fitted with a range of eye level and base units with granite worktop over. Undermount sink with inset drainers. Double oven, hob. Breakfast bar with cupboards and granite worktop over. Tiled splashback, radiator. UPVC double glazed French doors to the patio area, UPVC double glazed window to the rear. Two UPVC double glazed Velux windows to the ceiling.

**UTILITY ROOM**

UPVC door to garden and plumbing for washing machine.

**LANDING**

Loft access.

Doors to:

**PRINCIPAL BEDROOM**

Two UPVC double glazed windows to the front, radiator, storage cupboard and built-in wardrobes.

Door to :

**EN-SUITE**

Fitted with a three piece suite comprising shower cubicle with rainfall shower head, vanity wash basin and concealed cistern WC. Chrome heated towel rail. Part tiled and tiled flooring. UPVC double glazed window to the front and spotlights.

**BEDROOM TWO**

UPVC double glazed window to the rear, loft access and radiator.

**BEDROOM THREE**

UPVC double glazed widow to the rear and radiator.

**BEDROOM FOUR**

UPVC double glazed window to the rear and radiator.

**BATHROOM**

Fitted with a three piece suite comprising bath with shower over, wash hand basin and WC. Radiator and partly tiled.

**OUTSIDE**

To the front, a gravel driveway provides ample parking for several vehicles. A car port leads to the entrance door, and to the utility room.

To the rear, the garden is mainly laid to lawn and enclosed by timber fencing, with patio area providing seating options, gated access to rear.

**AGENT NOTE:**

The floor plan is for illustrative purposes only. Fixtures and fittings do not represent the current state of the property. Not to scale and is meant as a guide only.

