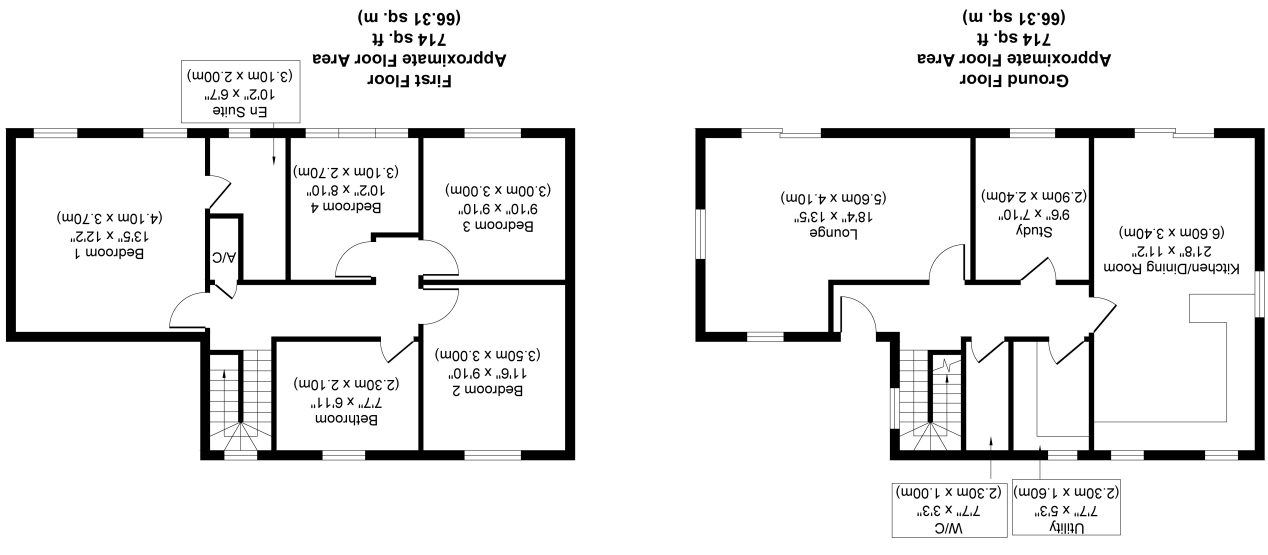


**Huntingdon branch: 01480 414800**  
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**Huntingdon** 60 High Street  
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Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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- Individual Non Estate Property
- En Suite And Family Bathroom
- Impressive Kitchen/Dining Room
- Off Road Parking Provision
- Thermal Roof Panels

- Four Bedrooms
- Sitting Room And Study
- Utility Room And Cloakroom
- Stunning Terrace With Countryside Views



**Storm Canopy Over**  
Glazed panel door to

**Reception Hall**

Double glazed window to side aspect, radiator, stairs to first floor.

**Cloakroom**

Fitted in a two piece suite comprising low level WC, pedestal wash hand basin, under stairs storage cupboard, radiator.

**Sitting Room**

18' 4" x 14' 0" (5.59m x 4.27m)

A triple aspect room with double glazed windows to front and side aspects, sliding glazed door to rear aspect with fitted shutters, two radiators.

**Study**

9' 8" x 8' 0" (2.95m x 2.44m)

Double glazed window to rear aspect, radiator.

**Kitchen/Dining Room**

21' 0" x 11' 2" (6.40m x 3.40m)

A triple aspect room with windows to front and side aspect, sliding glazed door to rear aspect with fitted shutters over, fitted in an attractive range of base and wall mounted cabinets with solid wood work surfaces and breakfast bar, under unit lighting, drawer units, single drainer sink unit with mixer tap, four ring gas hob with extractor fan over, double oven, integrated dishwasher, ceiling spot lights, radiator, tiled flooring.

**Utility Room**

Double glazed window to front aspect, fitted in a range of base and wall mounted cabinets with work surfaces over, stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine.

**First Floor Landing**

Double glazed window to front aspect, access to loft space with ladder, storage and housing gas central heating boiler, power and lighting.

**Principal Bedroom**

13' 5" x 12' 3" (4.09m x 3.73m)

A dual aspect room, double glazed window to front aspect, two double glazed windows to rear aspect, radiator.

**En Suite Shower Room**

9' 9" x 6' 6" (2.97m x 1.98m)

Double glazed window to rear aspect, fitted in a three piece suite comprising low level WC, vanity wash hand basin, tiled shower enclosure, heated towel rail.

**Bedroom 2**

11' 4" x 9' 8" (3.45m x 2.95m)

Double glazed window to front aspect, radiator.

**Bedroom 3**

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

Double glazed window to rear aspect, radiator.

**Bedroom 4**

9' 9" x 8' 9" (2.97m x 2.67m)

Double glazed window to rear aspect, radiator.

**Family Bathroom**

7' 7" x 7' 0" (2.31m x 2.13m)

Double glazed window to front aspect, fitted in a three piece suite comprising low level WC, vanity wash hand basin, panel bath with mixer shower attachment, heated towel rail, ceiling spot lights.

**Outside**

To the front of the property there is off road parking provision for two vehicles with pathway to front door, outside light. Side gated access leads to the rear terrace which runs the full width of the property with glass balustrade and composite decking giving spectacular views over the surrounding countryside. To one side of the property there is an area of lawn and to the other side steps lead down to a further decked area with storage space beneath the terrace, garden shed with power and lighting, further lighting and outside power points.

**Agents Notes**

The property also benefits from the ownership of its own Solar Thermal Panels.

**Tenure**

Freehold

Council Tax Band - E

