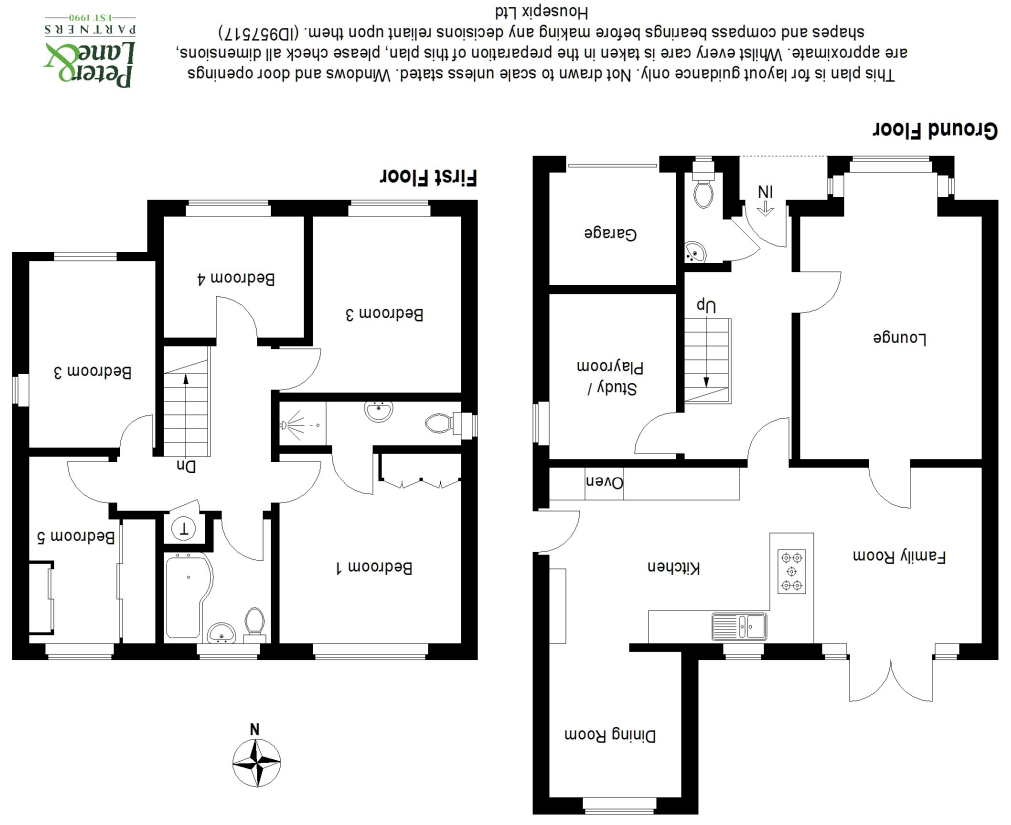


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**Devoke Close Huntingdon PE29 6XE**  
 Approximate Gross Internal Area = 125.6 sq m / 1352 sq ft  
 Garage = 4.9 sq m / 53 sq ft  
 Total = 130.5 sq m / 1405 sq ft



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. (ID957517)



- GUIDE PRICE - £450,000 TO £ 475,000
- Five Bedrooms
- Re-Fitted Kitchen/Breakfast/Family Room
- Landscaped Gardens
- Popular Estate Position
- Stunningly Presented Home
- Thoughtfully Extended Accommodation
- Re-Fitted Sanitary Ware
- Walking Distance Of Railway Station



**Integral Storm Canopy Over**

Composite front door to

**Entrance Hall**

15' 1" x 5' 11" (4.60m x 1.80m)

Stairs to first floor, radiator with decorative cover, coving to ceiling, understairs cupboard, dimmer switch, engineered wood flooring.

**Cloakroom**

Re-fitted in a two piece white suite comprising low level WC, corner wash hand basin with mixer tap and tiling, radiator, UPVC window to front aspect, engineered wood flooring.

**Sitting Room**

16' 10" x 11' 1" (5.13m x 3.38m)

UPVC bay window to front aspect, wall light points, TV point, telephone point, central feature fireplace with inset Living Flame coal effect gas fire with moulded timber surround, radiator with decorative cover, coving to ceiling.

**Study**

9' 10" x 7' 7" (3.00m x 2.31m)

UPVC window to side aspect, radiator with decorative cover, wall cabinets, TV mounting.

**Kitchen/Breakfast/Family Room**

26' 3" x 20' 1" (8.00m x 6.12m)

An impressive open plan 'L' shaped space, a double aspect room with UPVC French doors to garden terrace, two windows to rear and an additional set of French doors to garden terrace, UPVC door to side aspect, fitted in a contemporary range of cream gloss base and under lit wall mounted cabinets with granite work surfaces, inset one and a half bowl sink unit with mixer tap, drawer units and pan drawers, a selection of integrated appliances incorporating double electric oven, wine cooler, microwave, integral five ring hob fitted in to a dividing peninsular unit with suspended stainless steel extractor fitted above, sliding spice racks, integrated automatic dishwasher, double larder unit, ceramic tiling, dimmer switches, recessed lighting, ceramic tiled flooring.

**First Floor Galleried Landing**

Access to insulated loft space, airing cupboard with hot water cylinder and shelving.

**Principal Bedroom**

11' 5" x 10' 9" (3.48m x 3.28m)

UPVC window to rear aspect, single panel radiator, extensive wardrobe range with two double units, hanging and shelving, inner door to

**En Suite Shower Room**

10' 6" x 3' 3" (3.20m x 0.99m)

Fitted in a three piece white suite comprising low level WC, pedestal wash hand basin with mixer tap, over sized screened shower enclosure with independent shower unit fitted over, chrome heated towel rail, shaver point, UPVC window to side aspect. composite flooring.

**Bedroom 2**

11' 2" x 10' 8" (3.40m x 3.25m)

A light double aspect room with UPVC windows to front and side aspects, double panel radiator, TV point, dimmer switch.

**Bedroom 3**

10' 9" x 10' 0" (3.28m x 3.05m)

UPVC window to front aspect, single panel radiator.

**Bedroom 4**

7' 10" x 7' 2" (2.39m x 2.18m)

Single panel radiator, UPVC window to front aspect.

**Bedroom 5**

11' 1" x 7' 7" (3.38m x 2.31m)

Currently used as a **Dressing Room**. UPVC window to rear aspect, extensive wardrobe range incorporating triple wardrobe with hanging and shelving, additional double wardrobe, radiator, dimmer switch.

**Family Bathroom**

7' 5" x 6' 4" (2.26m x 1.93m)

Fitted in a three piece contemporary white suite comprising low level WC, pedestal wash hand basin with mixer tap, 'P' shaped panel bath with independent shower unit fitted over, chrome heated towel rail, full ceramic tiling with contour border tiles, composite flooring.

**Outside**

The front garden has an extensive re-surfaced driveway for three or more vehicles, areas of lawn edged in cobble beds and a selection of evergreen ornamental shrubs and outside lighting. The rear garden is pleasantly arranged measuring approximately 47' 0" x 45' 0" (14.33m x 13.72m) with an extensive terrace and hard standing positioned to the side giving covered storage for Hot Tub and additional shed storage to the front. There is a raised area of timber deck, a selection of ornamental shrubs and trees, ornamental pond, outside tap and lighting. The garden is enclosed by a combination of panel fencing and mature screening.

**Tenure**

Freehold

Council Tax Band - D

