



10 Elter Water, Stukeley Meadows PE29 6XJ

£320,000



- Well Appointed Family Residence
- Three Bedrooms
- En Suite And Dressing Room To Principal Bedroom
- Sitting Room And Study
- Stunning 20' x 19' Kitchen/Family Room
- Professionally Landscaped Gardens
- Private Two Car Driveway
- Generous Extended Accommodation
- Desirable Estate Location

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		86
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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Approximate Gross Internal Area
104.8 sq m / 1128 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. (ID1109108)
Housepix Ltd



Composite Part Glazed Panel Door To

Entrance Hall

Single panel radiator, stairs to first floor, coats hanging area, fuse box and master switch, coving to ceiling, laminate flooring.

Sitting Room

17' 8" x 10' 0" (5.38m x 3.05m)

UPVC bay window to front aspect, double panel radiator, TV point, telephone point, coving to ceiling.

Kitchen/Breakfast/Family Room

20' 5" x 19' 0" (6.22m x 5.79m)

A light, open plan contemporary space with part vaulted roof line, French doors to garden terrace to the rear and UPVC window to rear garden, fitted in a range of base and wall mounted cabinets with complementing work surfaces and re-tiled surrounds, drawer units, space for American style fridge freezer, space for cooking range with suspended stainless steel extractor unit fitted above, appliance spaces, central island work station incorporating further cabinets and a two stool breakfast bar, plumbing for automatic dishwasher, shelved larder unit, single panel radiator, under stairs storage cupboard, composite floor covering.

Study

9' 2" x 5' 3" (2.79m x 1.60m)

UPVC window to front aspect, single panel radiator, wall mounted gas fired central heating boiler serving hot water system and radiators, composite floor covering.

First Floor Landing

Access to insulated loft space, coving to ceiling, over stairs cupboard.

Bedroom 1

13' 9" x 9' 4" (4.19m x 2.84m)

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

Dressing Room

6' 11" x 5' 2" (2.11m x 1.57m)

UPVC window to rear aspect, electric wall heater, hanging, storage and shelving, recessed lighting.

En Suite Shower Room

Fitted in a three piece white suite comprising low level WC, vanity wash hand basin with tiling, screened shower enclosure with independent shower unit fitted over, recessed lighting, extractor, UPVC window to side aspect, vinyl floor covering.

Bedroom 2

13' 5" x 12' 2" maximum (4.09m x 3.71m)

Double panel radiator, UPVC window to front aspect, access to loft space.

Bedroom 3

13' 9" x 7' 1" (4.19m x 2.16m)

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

Family Bathroom

7' 0" x 5' 9" (2.13m x 1.75m)

Re-fitted in a contemporary three piece white suite comprising low level WC, vanity wash hand basin with mixer tap and tiling, shaver point, drawer units, panel bath with folding screen with independent overhead shower and hand mixer shower, shelved display recess, laminate flooring.

Outside

To the front there is an extensive gravelled driveway providing parking provision for two vehicles. The rear garden is pleasantly arranged, professionally landscaped with an extensive paved terrace, gravelled beds, a central area of Astro and a raised area of composite decking, there are two timber sheds. The garden is enclosed by a combination of panel fencing.

Tenure

Freehold

Council Tax Band - B

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