



**2 Hillside Gardens, Wittering, Cambridgeshire PE8 6DX**

**£240,000**



**\*\*\* EASY ACCESS TO STAMFORD AND A1 \*\*\*** A modern and versatile home, this property offers well presented accommodation arranged over two floors. The ground floor features an entrance hall, a contemporary kitchen/diner, and a convenient cloakroom. To the first floor, there is a spacious lounge, two bedrooms, including a principal bedroom with Juliet balcony, and a family bathroom. Externally, the property benefits from a garage and an additional separate living space, currently used as a gym but has a multitude of uses. EPC Energy Rating Currently Unavailable / Council Tax Band B.

### ENTRANCE HALL

Stairs to first floor accommodation and radiator.

### KITCHEN / DINER

5.04m max x 3.80m max (16' 6" x 12' 6") (Approx) Fitted with a range of eye level and base units with worktops over. Stainless steel sink with inset drainer and mixer tap over. Oven, hob and extractor over. Space and plumbing for washing machine, integrated dishwasher and fridge/freezer. Tiled flooring, two radiators and understair storage cupboard. UPVC windows to front and rear.

### CLOAKROOM

Fitted with a two piece suite comprising pedestal wash hand basin and low level WC. Radiator, extractor fan and tiled flooring.

### LOUNGE

5.02m x 4.31m (16' 6" x 14' 2") (Approx) UPVC window to the front, two radiators and inset spotlights.

### INNER HALLWAY

Built-in double and single wardrobes.

### BEDROOM ONE

3.94m x 3.28m (12' 11" x 10' 9") (Approx) UPVC French doors to front opening to a Juliet balcony and radiator.

### BEDROOM TWO

3.28m x 2.06m (10' 9" x 6' 9") (Approx) UPVC window to the front, radiator, inset spotlights and loft access.

### BATHROOM

Fitted with a three piece suite comprising bath with shower over, wash hand basin and low level WC. UPVC window to the rear, radiator, inset spotlights and extractor fan.

### OUTSIDE

The property fronts directly onto the pathway and benefits from a shared driveway to the left-hand side, bordered by mature shrubs. This driveway leads to the rear of the property, providing access to a single garage and the additional living space.

### SINGLE GARAGE

Up and over door, UPVC window to the front and UV charging point.

### ENTRANCE HALL

Storage cupboard.

### ADDITIONAL LIVING SPACE

5.30m max x 5.11m max (17' 5" x 16' 9") Irregular shaped room (Approx) UPVC windows to front and side, electric heater and loft access.

