

11, DEVANA CLOSE

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- Beautiful Family Home
- Three Reception Rooms and Conservatory
- Air Conditioning To Principal Bedroom
- Southerly Facing Garden
- Ever Desirable 'Devana Park' Location
- Five Bedrooms And Two En Suite Facilities
- Re Fitted Kitchen Breakfast Room And Utility Room
- Detached Double Garage With Electric Doors And Ample Driveway Parking
- Private Cul De Sac Setting
- Walking Distance Of Amenities And Riverside Walks

Positioned within the ever desirable Devana Park this superb executive family home provides excellent accommodation throughout. The property benefits from a large welcoming reception hall and three reception rooms with a wonderful conservatory overlooking the garden. The impressive re-fitted kitchen/breakfast room boasts a range of Neff integrated appliances and matching utility room as well as a re-fitted cloakroom. Upstairs are five bedrooms two with en suite facilities.

Outside the property occupies an amazing plot with an impressive frontage offering ample off road parking, double garaging and an excellent sized south facing rear garden.

Viewing is highly advised and by appointment only.

**Peter
Lane** &
PARTNERS
—EST 1990—
Town & Country

Guide Price £775,000

Huntingdon branch: 01480 414800
www.peterlane.co.uk Web office open all day every day





STORM CANOPY OVER

Panel door with glazed inserts to

RECEPTION HALL

13' 0" x 8' 3" (3.96m x 2.51m)

Double glazed window to front aspect, coving to ceiling, radiator, stairs to first floor with understairs storage cupboard, Karndean flooring.

CLOAKROOM

Double glazed window to front aspect, re-fitted in a two piece suite comprising suspended low level WC with concealed cistern, vanity wash hand basin with mixer tap, complementing tiling, radiator, coving to ceiling, Karndean flooring.

LIVING ROOM

15' 7" x 14' 10" (4.75m x 4.52m)

A double aspect room with two double glazed windows to side aspect and double glazed windows to rear aspect, coving to ceiling, two radiators, central fireplace with inset wood burner, slate hearth and timber bressumer over.





STUDY

8' 11" x 8' 7" (2.72m x 2.62m)

Double glazed window to front aspect, coving to ceiling, radiator, a range of office furniture incorporating desk unit, cupboards and shelving.

DINING ROOM

12' 5" x 12' 0" (3.78m x 3.66m)

A double aspect room with double glazed windows to front and side aspects, coving to ceiling, radiator.

KITCHEN/BREAKFAST ROOM

18' 8" x 15' 0" maximum (5.69m x 4.57m)

Double glazed window to rear aspect and double glazed sliding doors to **Conservatory**, re-fitted in a comprehensive range of base and wall mounted cabinets with complementing work surfaces and up-stands, drawer units, single drainer one and a half bowl sink unit with Quooker tap, under unit lighting, a range of integrated appliances incorporating Neff electric self cleaning oven and combination oven, Neff induction hob with concealed extractor fan, Neff integrated dishwasher, Neff fridge freezer, Kamdean flooring, two radiators, coving to ceiling, recessed downlighters.

UTILITY ROOM

9' 5" x 5' 3" (2.87m x 1.60m)

Panel and glazed door to side aspect, fitted in a range of base and wall mounted cabinets with complementing work surfaces and up-stands, storage cupboard, stainless steel sink unit with mixer tap, space and plumbing for washing machine, space for larder fridge, radiator, coving to ceiling, recessed downlighters, Kamdean flooring.



CONSERVATORY

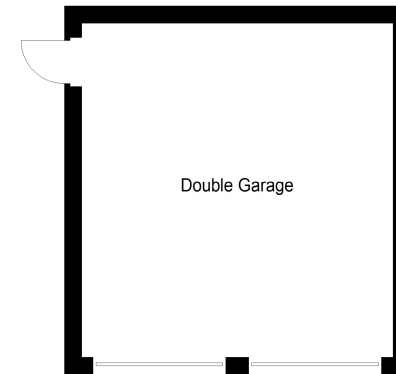
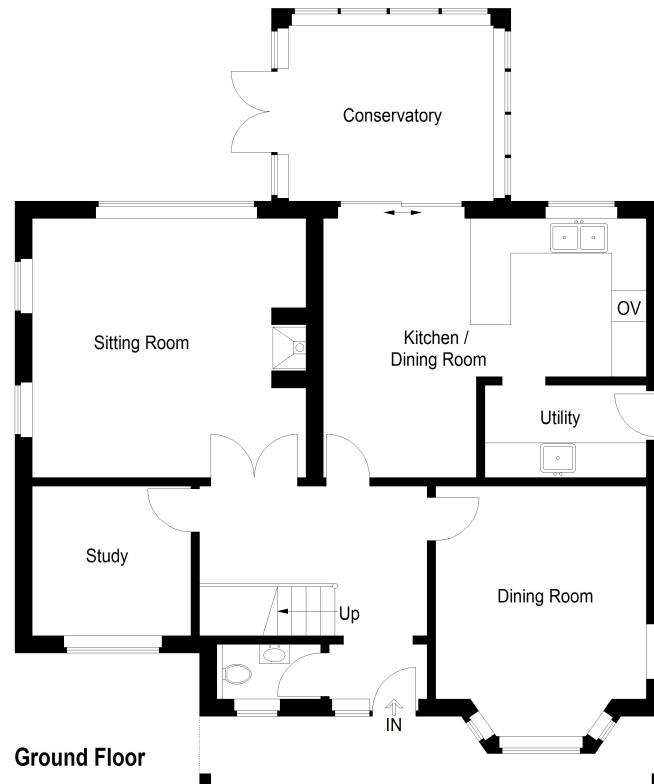
11' 0" x 10' 1" (3.35m x 3.07m)

Of brick based double glazed windows overlooking rear garden, double glazed French doors to seating area, tiled flooring.

FIRST FLOOR LANDING

Oak staircase with glass balustrade, double glazed window to front aspect, coving to ceiling, access to loft space, radiator, linen cupboard with shelving and housing Vaillant gas combination boiler serving hot water system and radiators, access to loft space, loft ladder, light and boarding.

Approximate Gross Internal Area
 182.3 sq m / 1962 sq ft
 Double Garage = 32.0 sq m / 344 sq ft
 Total = 214.3 sq m / 2306 sq ft



Garage

(Not Shown In Actual
 Location / Orientation)



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. (ID1234098)
 Housepix Ltd

PRINCIPAL BEDROOM

14' 2" x 11' 9" (4.32m x 3.58m)

Double glazed window to rear aspect, coving to ceiling, air conditioning unit, a comprehensive range of furniture incorporating two bedside units, drawer units, wardrobe units providing hanging and shelving.

EN SUITE SHOWER ROOM

9' 9" x 5' 10" (2.97m x 1.78m)

Double glazed window to rear aspect, re-fitted in a four piece suite comprising low level WC, vanity wash hand basin with mixer tap, bidet, walk in shower enclosure with rainfall shower head and hand held attachment, complementing tiling, tiled flooring with underfloor heating, chrome heated towel rail, recessed downlighters, extractor fan.

GUEST BEDROOM

11' 1" x 10' 5" (3.38m x 3.17m)

Double glazed window to rear aspect, coving to ceiling, radiator, built in wardrobe with hanging and shelving.

GUEST EN SUITE SHOWER ROOM

7' 5" x 4' 6" (2.26m x 1.37m)

Double glazed window to rear aspect, re-fitted in a three piece suite comprising low level WC, vanity wash hand basin with mixer tap, shower cubicle with wall mounted shower unit, complementing tiling, tiled flooring, recessed downlighters, extractor fan, chrome heated towel rail, shaver point.

BEDROOM 3

10' 6" x 8' 11" (3.20m x 2.72m)

Double glazed window to front aspect, coving to ceiling, radiator, double built in wardrobe with hanging and shelving.

BEDROOM 4

9' 8" x 8' 4" (2.95m x 2.54m)

Double glazed window to front aspect, coving to ceiling, radiator, double built in wardrobe with hanging and shelving.

BEDROOM 5

9' 8" x 6' 9" (2.95m x 2.06m)

Double glazed window to front aspect, radiator, coving to ceiling.

FAMILY BATHROOM

7' 10" x 6' 8" (2.39m x 2.03m)

Double glazed window to side aspect, re-fitted in a four piece suite comprising low level WC, vanity wash hand basin with mixer tap, bidet, panel bath with shower unit over and folding shower screen, complementing tiling, shaver point, recessed downlighters, extractor fan, chrome heated towel rail, tiled flooring with underfloor heating.

OUTSIDE

The driveway provides off road parking provision for a number of vehicles leading to the **Detached Double Garage** measuring 18' 11" x 17' 5" (5.77m x 5.31m) with twin electrically operated remote controlled doors, power, lighting, eaves storage space, personal door and window to side aspect. The front garden is laid to lawn with mature hedging, outside lighting, gravel beds, side gated access leads to the rear garden which is laid to lawn with patio seating area with electric sun awning, hot tub (available via separate negotiation) outside tap and lighting, stocked borders, fruit trees, to the side of the **Garage** there is an allotment area with two garden sheds, raspberry canes, rhubarb plants. The rear garden is enclosed by panel fencing and hedging providing a high degree of privacy.

BUYERS INFORMATION

To conform with government Money Laundering Regulations 2019, we are required to confirm the identity of all prospective buyers. We use the services of a third party, DezRez Legal, who will contact you directly. They will need the full name, date of birth and current address of all buyers. There is a nominal charge payable direct to DezRez Legal. Please note that we are unable to issue a Memorandum of Agreed Sale until the checks are complete.

TENURE

Freehold
Council Tax Band - G





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