

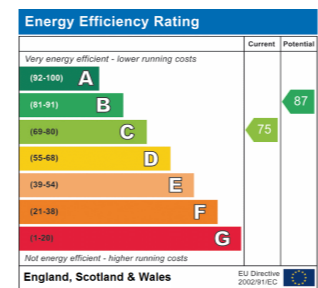


11 Stickle Close, Stukeley Meadows PE29 6GT

£369,995



- Thoughtfully Re-Configured Family Home
- Impressive 26' Kitchen/Family Room
- Beautifully Presented Throughout
- Three Double Bedrooms With Luxury En Suite To Principal Bedroom
- Re-Fitted Sanitary Ware
- Formerly Four Bedroom Accommodation
- Gardens And Garaging
- No Forward Chain And Vacant Possession From September 2023



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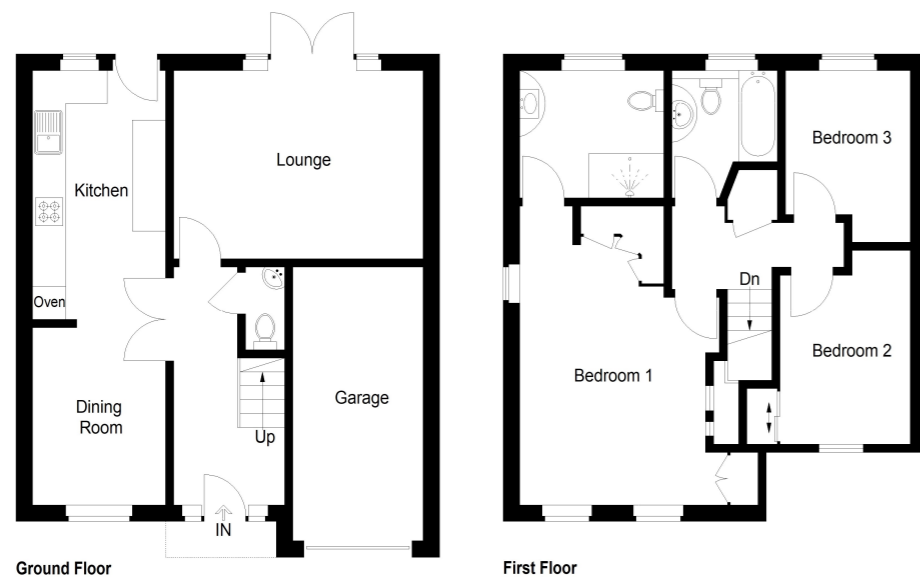
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Approximate Gross Internal Area = 97.2 sq m / 1046 sq ft  
Garage = 11.8 sq m / 127 sq ft  
Total = 109 sq m / 1173 sq ft



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. (ID1002812)  
Housepix Ltd



## Integral Storm Canopy Over

Composite panel front door to

## Entrance Hall

14' 11" x 5' 11" (4.55m x 1.80m)

Stairs to first floor with contemporary balustrade, under stairs recess, coving to ceiling, double panel radiator, engineered flooring.

## Cloakroom

5' 10" x 2' 6" (1.78m x 0.76m)

Re-fitted in a two piece contemporary white suite comprising low level WC, circular glass sink unit with Mono bloc mixer tap, full ceramic tiling with contour border tiling, extractor, ceramic tiled flooring.

## Sitting Room

14' 10" x 11' 4" (4.52m x 3.45m)

UPVC French doors accessing garden terrace to the rear, TV point, telephone point, recessed lighting, coving to ceiling, double panel radiator.

## Kitchen/Dining Room

26' 5" x 7' 10" (8.05m x 2.39m)

A double aspect room with UPVC windows to front and rear, UPVC door to rear, re-fitted in a range of Shaker style base and wall mounted units with work surfaces and tiling, drawer units, pan drawers, single drainer sink unit with mixer tap, appliance spaces, under unit lighting, integral Bosch ceramic hob and electric oven, microwave shelf, recessed lighting, coving to ceiling, contemporary vertical radiator, glazed internal double doors to **Entrance Hall**, ceramic tiled flooring.

## Dining Area

Double panel radiator, window to front aspect, engineered flooring.

## First Floor Landing

Airing cupboard with shelving.

## Principal Bedroom

17' 9" x 12' 1" (5.41m x 3.68m)

A light double aspect room with two UPVC windows to front aspect and UPVC window to side aspect, wardrobe with hanging and shelving, further wardrobe range, dimmer switch, recessed lighting

## En Suite Shower Room

8' 10" x 7' 7" (2.69m x 2.31m)

Re-fitted in a contemporary three piece white suite comprising low level WC, oversized wall mounted wash hand basin with mixer tap, full ceramic tiling, back lit vanity mirror, recessed lighting, chrome heated towel rail, over sized screened shower enclosure with independent multi head shower unit, Full ceramic tiling, ceramic tiled flooring.

## Bedroom 2

10' 7" x 9' 10" (3.23m x 3.00m)

UPVC window to rear aspect, single panel radiator.

## Bedroom 3

11' 5" x 7' 9" (3.48m x 2.36m)

UPVC window to front aspect, double wardrobe with hanging and shelving, recessed lighting.

## Family Bathroom

7' 3" x 6' 4" (2.21m x 1.93m)

Re-fitted in a quality contemporary white suite comprising low level WC with concealed cistern, panel bath with folding shower screen and independent shower unit fitted over, recessed lighting, extractor, UPVC window to rear aspect, chrome heated towel rail, stylish vanity unit with inset circular sink unit and glass work surface, under lit vanity mirror, cabinet storage, drawer units, shaver point, ceramic tiled flooring.

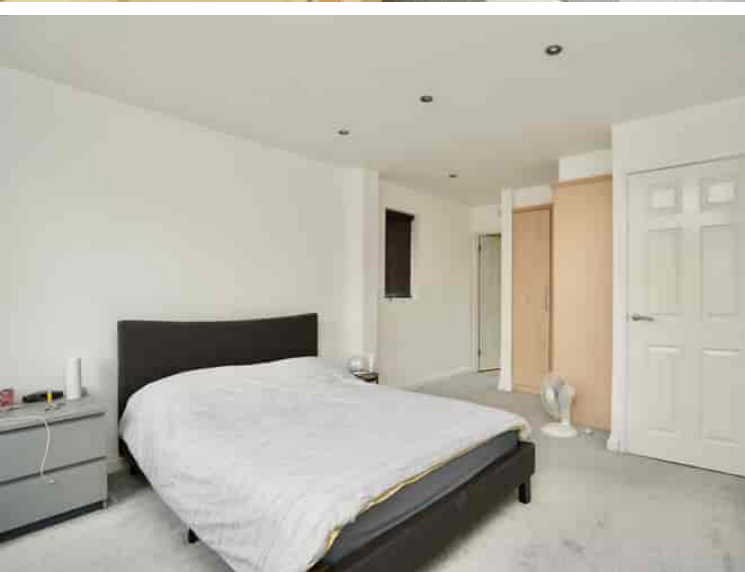
## Outside

There is a tarmac driveway sufficient for two vehicles, areas of lawn enclosed by hedging. There is a single integral **Garage** with power and lighting. The rear garden is arranged with a circular seating area, areas of block paving, lawns, outside tap and lighting, enclosed by a combination of panel fencing and mature screening offering a good degree of privacy.

## Tenure

Freehold

Council Tax Band - D



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