



EH

EXQUISITE  
HOME



Standing on the Roman's Edge development is this immaculate detached home built last year by Barratt Homes. It includes a primary school, several play parks, a Co-op, fish and chip shop, charity shop and hairdresser, adding extra value and making it ideal for families. There is off-street parking with enough room for two cars as well as guest parking at the front of the house. The easy to maintain garden is mainly laid to lawn with a small patio area, ideal for al fresco dining, entertaining or relaxed and informal socialising. The back garden is accessed via a side gate with pathway and it is ideal for younger children as it is completely and securely fenced in.

The front door leads into a compact entrance hallway with the staircase rising to the first floor. The spacious lounge is the ideal family room for socialising, chatting, watching TV or playing games. The sleek and contemporary kitchen/living/dining room is perfect for all kinds of cooking and baking. Floored in Amtico, it features an integrated dishwasher, fridge/freezer and electric oven with gas hob. It is the ideal space for modern family living, with more than enough room for sofas and a dining room table and chairs, giving this lovely home a delightful natural flow. It also benefits from an adjacent utility room with plumbing for a washing machine. A useful downstairs cloakroom completes the accommodation on the ground floor.



*Agents Note: Some Images Have Been Virtually Staged For Marketing Purposes*



The staircase rises to the carpeted landing from which radiate three double bedrooms and the family bathroom. The principal bedroom benefits from a smart ensuite shower room and the second and third bedrooms are a good size, ideal for any family configuration. The three piece family bathroom is elegant and contemporary in style with a bath with shower over and plenty of storage.

# LOCATION

Just over a mile south of the thriving town of Huntingdon and nineteen miles northwest of Cambridge is the waterside settlement of Godmanchester located in the valley of the River Great Ouse. Surrounded by attractive open countryside, it has a picturesque location with a number of bridges spanning the Great Ouse at its heart, including one dating back to medieval times. Several commons and nature reserves also encircle the town. Huntingdon railway station on the East Coast Main Line is just under two miles away and the A1 and A14 run nearby. Godmanchester is well-served with amenities including several pubs, restaurants, cafes, shops, doctor's surgery, dental practice, three primary schools and a high school.

Within easy reach of Huntingdon, Cambridge and Bedford and with excellent transport links, Godmanchester is a most desirable place to live. Charming, with its many amenities and waterside location, it is the perfect place for families and those who need to commute to work.



**Approximate Gross Internal Area  
94 Sq M/1012 Sq Ft**

**Ground Floor**

**First Floor**

Please note that the location of doors, windows and other items are approximate and this floorplan is to be used for illustrative purposes only. Unauthorized reproduction is prohibited.

Energy Efficiency Rating	
Current	Potential
A	94
B	
C	62
D	
E	
F	
G	

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