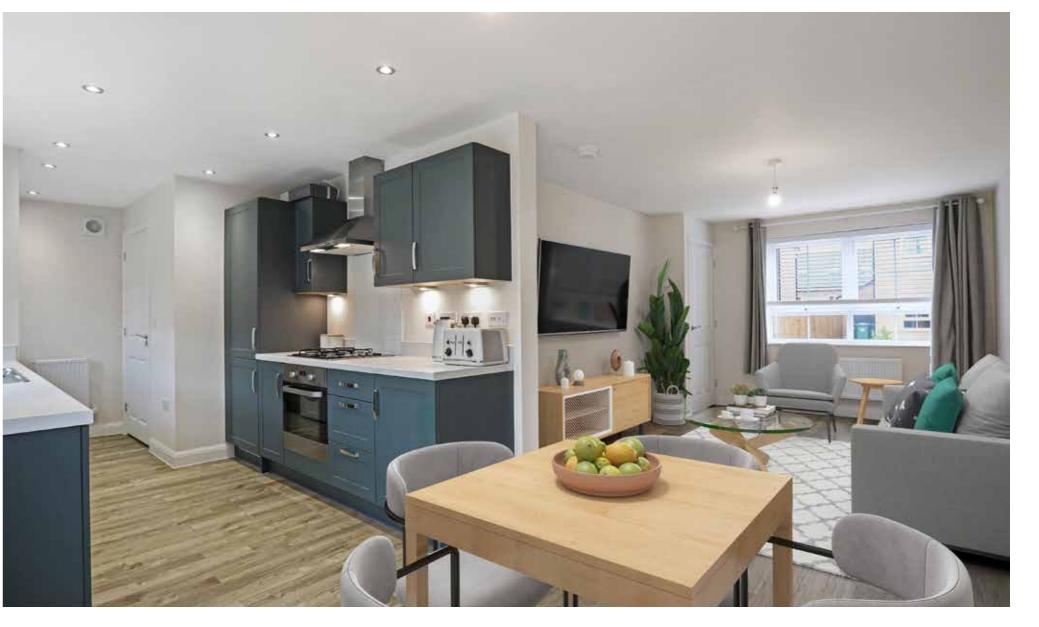




tanding on the Roman's Edge development is this immaculate detached home built last year by Barratt Homes. It includes a primary school, several play parks, a Co-op, fish and chip shop, charity shop and hairdresser, adding extra value and making it ideal for families. There is off-street parking with 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.

Godmanchester | Huntingdon | Cambridgshire



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

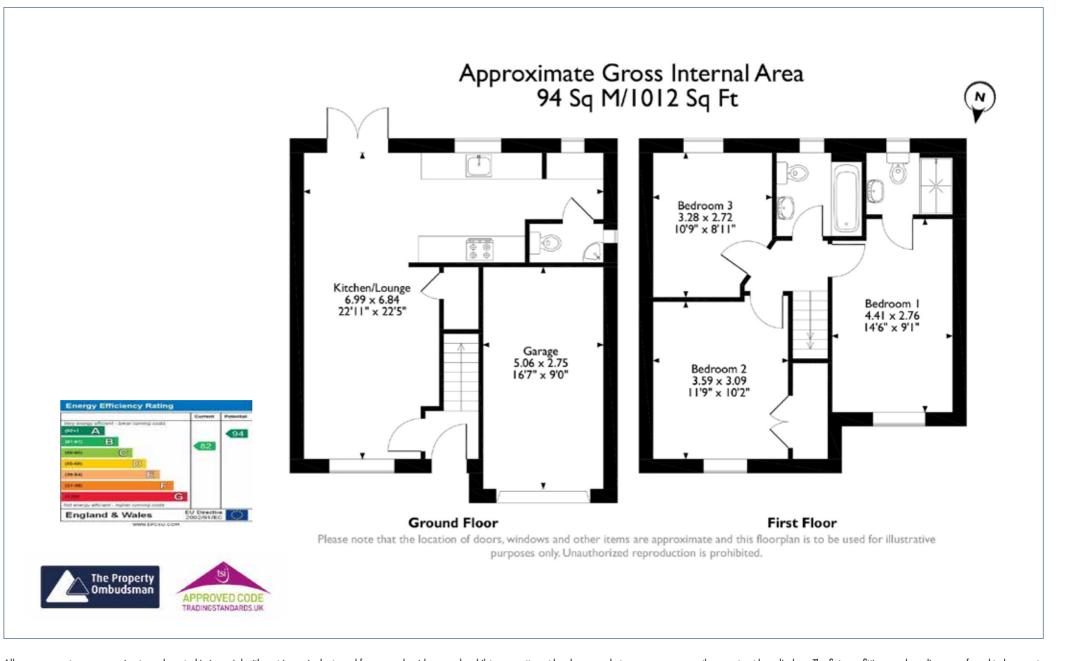
Just over a mile south of the thriving town of Huntingdon and nineteen miles northwest of Cambridge is the waterside settlement of Godmanchester located in the valley of the River Great Ouse. Surrounded by attractive open countryside, it has a picturesque location with a number of bridges spanning the 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.









All measurements are approximate and quoted in imperial with metric equivalents and for general guidance only whilst every attempt has been made to ensure accuracy, they must not be relied on. The fixtures, fittings and appliances referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and must not be inferred that any item shown is included with the property. These comments are the personal views of the current owner and are included as an insight into life at the property. They have not been independently verified and should not be relied on without verification and do not necessarily reflect the views of the agent. Registered in England and Wales, Company Reg No.10931078 Exquisite House, Alton Business Centre, Wherstead, Ipswich, Suffolk, United Kingdom, IP9 2AX.

