



1 Quaker Close, Kings Ripton

£550,000

 **Oliver James**
Property Sales & Lettings



1 Quaker Close

Kings Ripton, Huntingdon

A detached four / five bedroom detached family home on a plot of 0.19 Acres with four reception rooms ideally located in a village setting.

Council Tax band: E

Tenure: Freehold

- EPC: D
- Extended vaulted ceiling dining room.
- Quiet cul-de-sac position.
- Detached family home.
- Five bedrooms.
- Integral double garage and separate utility room.
- Idyllic village location within 5 miles of Huntingdon Train Station.
- Driveway parking for numerous vehicles.
- The Gross Internal Floor Area is approximately 2375 sq/ft / 220.6 sq/metres.
- A wrap around mature plot of 0.19 acres.





INTRODUCTION

A spacious four/five bedroom detached home ideally placed within a village location, yet still easily accessible to Huntingdon amenities and the train station. The property benefits from spacious accommodation of 2375 sq/ft / 220 sq/metres as well as double garaging and driveway parking for numerous vehicles.

LOCATION

Kings Ripton is a small village with a thriving, friendly community, with clubs and social events held in Kings Ripton Village Hall, a quaint converted Victorian school, or in the beautiful 13th Century St Peter's Church. In neighbouring Abbots Ripton there is a well-regarded primary school, Post Office and shop only two minutes' drive away, or a 20-minute cross country walk. Close by is a large supermarket, small retail park, restaurants, gym and cinema complex. There's the added advantage of the guided bus way service into Cambridge and fast journeys of 45 minutes into London from the station at Huntingdon 10 minutes' away.

GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area is approximately 2375 sq/ft / 220.6 sq/metres.

ENTRANCE HALL

Composite door to front elevation. Parquet flooring. Stairs to first floor. Under stairs cupboard. Built in cupboard.

CLOAKROOM

Fitted with a two piece suite. comprising low level WC and pedestal wash hand basin. Obscure UPVC window to side elevation. Tiled surrounds. Parquet flooring.





LIVING ROOM

Dimensions: 27' 6" x 13' 6" (8.38m x 4.11m). UPVC window to rear elevation. UPVC side door to conservatory. UPVC door to rear elevation. Parquet flooring.

CONSERVATORY

Dimensions: 10' 0" x 8' 6" (3.05m x 2.59m). Of UPVC construction with a brick base and polycarbonate roof. Door to side elevation.

BEDROOM FIVE

Dimensions: 11' 9" x 9' 1" (3.58m x 2.77m). UPVC window to front elevation.

STUDY

Dimensions: 11' 6" x 10' 5" (3.50m x 3.17m). UPVC window to front elevation.

KITCHEN

Dimensions: 12' 3" x 11' 11" (3.73m x 3.63m). Large kitchen diner. Fitted with a range of wall and base mounted cupboard units with granite effect work surface. Integrated four ring ceramic hob with extractor hood over. Resin one and a half bowl sink with drainer. Built in oven and grill. Vinyl tiled effect flooring. Space for fridge freezer. Airing cupboard housing gas fired boiler (Heating via gas warm air system)

DINING ROOM

Dimensions: 13' 2" x 11' 6" (4.01m x 3.50m). An extended dining area with valuated ceiling, separate to the kitchen and two velux windows. Two electric panel heaters. Vinyl tiled effect flooring. UPVC side door to side elevation. UPVC window to side elevation.

LOBBY

Door to rear elevation. Door to front elevation. Ceramic tiled flooring.





UTILITY AREA

Window to rear elevation. Fitted with wall and base mounted cupboard units. Plumbing for washing machine. Space for tumble dryer. Stainless steel sink and drainer.

DOUBLE GARAGE

Dimensions: 18' 0" x 16' 4" (5.48m x 4.97m). Door to front elevation. Power and lighting. Personal door to side elevation.

LANDING

Loft access. UPVC window to rear elevation and front elevation.

SHOWER ROOM

Fitted with a shower cubicle with shower over and tiled surrounds. Obscure UPVC window to rear elevation. Built in cupboard.

PRINCIPAL BEDROOM

Dimensions: 18' 10" x 18' 10" (5.74m x 5.74m). Light and airy primary bedroom with UPVC window to front and Velux window to rear elevations. A range of built in wardrobes. Three double wardrobes and two single wardrobes. Loft access

EN- SUITE SHOWER ROOM

Fitted with a four piece suite comprising shower cubicle with shower over, pedestal wash hand basin, low level WC and bidet. Tiled surrounds. Velux window to rear elevation. Ceramic tiled flooring.

BEDROOM TWO

Dimensions: 14' 2" x 10' 6" (4.31m x 3.20m). UPVC window to front elevation. Two double built in wardrobes.

BEDROOM THREE

Dimensions: 9' 8" x 10' 7" (2.94m x 3.22m). UPVC window to front elevation.





BEDROOM FOUR

Dimensions: 8' 10" x 9' 5" (2.69m x 2.87m). UPVC window to front elevation.

BATHROOM

Fitted with a three piece suite comprising panelled bath, pedestal wash hand basin and low level WC. Velux window to rear elevation. Ceramic tiled flooring.

EXTERNAL

To the front of the property is a driveway providing off road parking for numerous vehicles, framed by flower and shrub borders. Gated access leads to the rear garden which is well established, the total plot area being 0.19 acres. Within the garden is a patio seating area as well as flower and shrub borders and an area which could be used as a vegetable plot.

HEATING

The heating is served via gas fired warm air heating.

AGENTS NOTES

These particulars whilst believed to be correct at the time of publishing should be used as a guide only. The measurements taken are approximate and supplied as a general guidance to the dimensions, exact measurements should be taken before any furniture or fixtures are purchased. Please note that Oliver James Property Sales and Lettings has not tested the services or any of the appliances at the property and as such we recommend that any interested parties arrange their own survey prior to completing a purchase.

ANTI-MONEY LAUNDERING REGULATIONS

In order to progress a sale, Oliver James will require proof of identity, address and finance. This can be provided by means of passport or photo driving licence along with a current utility bill or Inland Revenue correspondence. This is necessary for each party in joint purchases and is required by Oliver James to satisfy laws on Money Laundering.





Total Area: 220.6 m² ... 2375 ft² (excluding garage)
All measurements are approximate and for general purposes only.

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