



5 Crabapple Close, Sawtry

£325,000

 **Oliver James**
Property Sales & Lettings



5 Crabapple Close

Sawtry, Huntingdon

Well-proportioned detached four bedroom / two bathroom family home situated on a generous plot with single garaging and driveway parking.

Council Tax band: D

Tenure: Freehold

- Well-proportioned detached family home.
- En-suite shower room to the principal bedroom.
- Driveway parking for 2 cars to the front of the garage.
- Four bedrooms.
- A Westerly facing rear garden measuring approximately 42' 4" x 39' 6"
- Generous plot with potential for extension to the side and rear, subject to consent.
- The Gross Internal Floor Area is approximately 966 sq/ft / 89 sq/metres.
- EPC: C
- Single garage with power & lighting.
- Walking distance to local schooling, shops & amenities.





INTRODUCTION

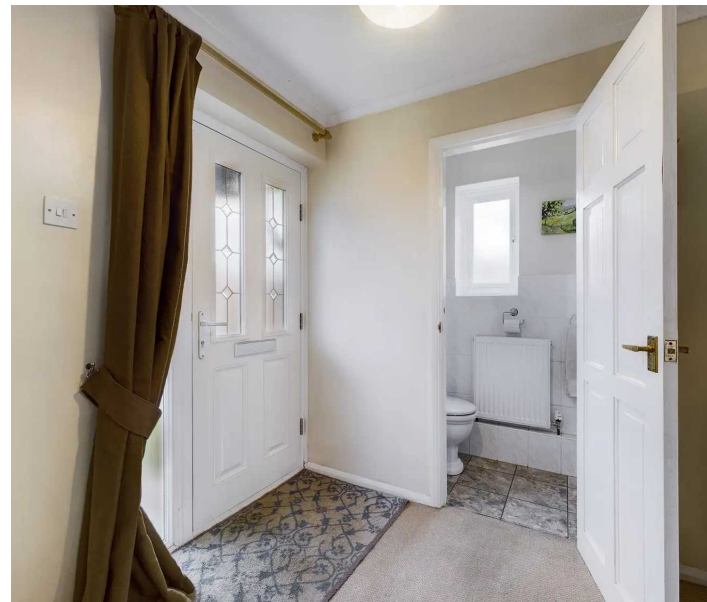
A well portioned detached family home, ideally located on a corner plot within a quiet cul de sac position. The property is ideally positioned within walking distance of local schooling, shops and amenities. A light and airy entrance hall greets you upon entry to the property, with storage and a downstairs cloakroom. The living room is open into the dining area and benefits from views and access into the rear garden, with a door leading into the kitchen. The kitchen is modern and contemporary with access to the side and a large window to the front elevation. Upstairs are four bedrooms, the principal of which has an en-suite shower room as well as a contemporary family bathroom. Externally is a single garage with power and lighting with a driveway to the front providing parking and a good size rear garden with patio seating area.

LOCATION

Sawtry is a desirable village situated between Peterborough and Huntingdon both with mainline stations to London in less than an hour. Road links via the recently upgraded A1M and A14 with Cambridge now within a 30 minute drive. These excellent transport links are complemented by a wealth of amenities including a Co-op supermarket, independent shops and takeaways including an artisan butchers, Post Office, sandwich shop and tea room, 2 public houses, social club, leisure centre and garage/petrol station. The village also boasts a doctors surgery, Boots chemist, dental practice and Ofsted rated good or outstanding schooling from nursery through to sixth form.

GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area is approximately 966 sq/ft / 89 sq/metres.





ENTRANCE HALL

Dimensions: 9' 0" x 6' 3" (2.74m x 1.90m). Composite door to front elevation. Radiator. Under stair cupboard.

CLOAKROOM

Dimensions: 2' 4" x 6' 0" (0.71m x 1.83m). Fitted with a two piece suite comprising low level WC and wash hand basin with vanity cupboard underneath. Obscure UPVC window to side elevation. Radiator. Tiled surrounds and flooring. Consumer unit.

LIVING ROOM

Dimensions: 16' 4" x 12' 6" (4.97m x 3.81m). Two UPVC window to rear elevation. Radiator. Open to dining area;

DINING AREA

Dimensions: 9' 9" x 9' 5" (2.97m x 2.87m). UPVC French doors to rear elevation. Radiator.

KITCHEN

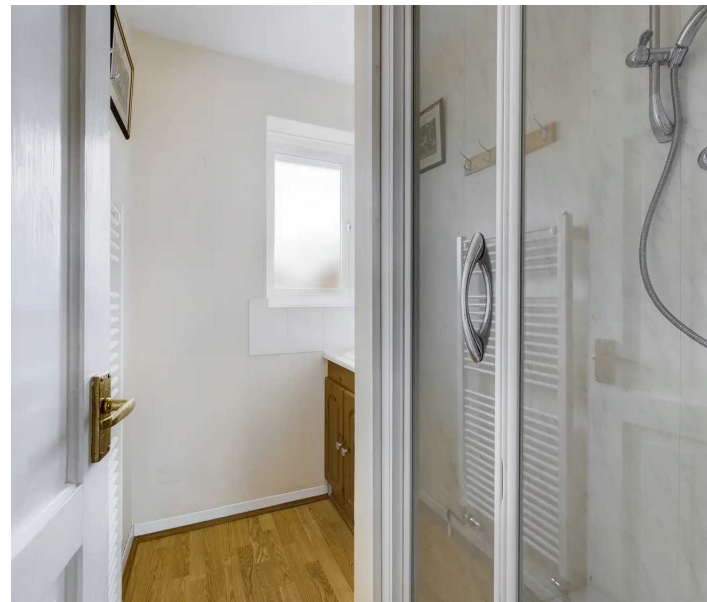
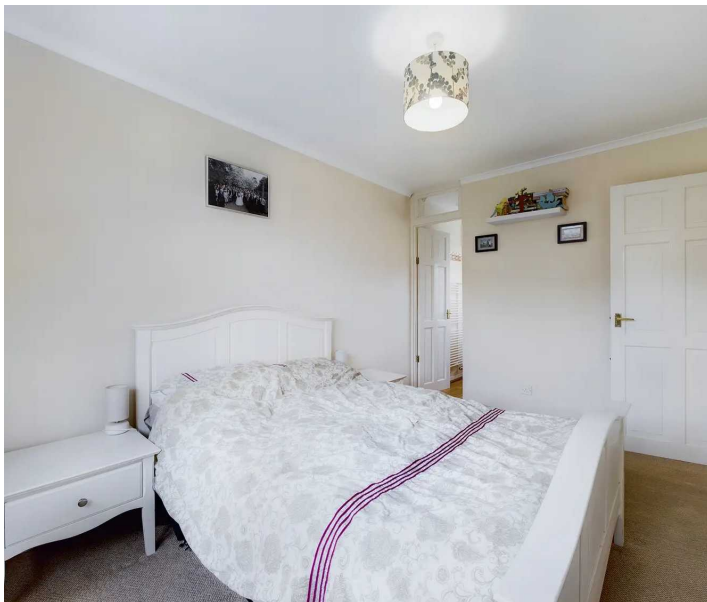
Dimensions: 11' 4" x 9' 4" (3.45m x 2.84m). Fitted with a contemporary range of wall and base mounted cupboard units with butchers block affect worksurface. UPVC window to rear elevation. UPVC door to side elevation. One and a half bowl stainless steel sink with drainer and mixer tap. Space for cooker with extractor hood over. Plumbing for washing machine, dishwasher and space for tumble dryer. Space for fridge/freezer. Wall mounted gas fired central heating boiler. Vinyl tile effect flooring.

LANDING

Dimensions: 11' 4" x 2' 8" (3.45m x 0.81m). Loft access. UPVC window to front elevation. Airing cupboard housing the hot water tank.

PRINCIPAL BEDROOM

Dimensions: 8' 7" x 12' 8" (2.61m x 3.86m). UPVC window to front elevation. Built in double wardrobe. Radiator.





EN SUITE SHOWER ROOM

Dimensions: 4' 8" x 6' 1" (1.42m x 1.85m). Fitted with a two piece suite comprising shower cubicle with shower over and tiled surrounds and wash hand basin with vanity cupboard underneath. Obscure UPVC window to front elevation. Heated towel rail. Wood effect flooring.

BEDROOM TWO

Dimensions: 8' 10" x 11' 1" (2.69m x 3.38m). UPVC window to rear elevation. Radiator.

BEDROOM THREE

Dimensions: 9' 0" x 7' 10" (2.74m x 2.39m). UPVC window to front elevation. Radiator.

BEDROOM FOUR

Dimensions: 6' 2" x 9' 8" (1.88m x 2.94m). UPVC window to rear elevation. Built in wardrobe.

BATHROOM

Dimensions: 6' 3" x 5' 5" (1.90m x 1.65m). Fitted with a three piece suite comprising panelled bath with independent shower over and tiled surrounds, low level WC and pedestal wash hand basin. Obscure UPVC window to front elevation. Radiator. Wood effect flooring.

GARAGE

Dimensions: 8' 6" x 16' 3" (2.59m x 4.95m). Up and over door to the front elevation. Power and lighting. Door to rear elevation.





EXTERNAL

To the front of the garage is driveway parking for 2 cars with an electric car charging point. The front garden includes 2 lawned areas and a further flower bed with gated access to the side leading to the rear garden. The rear garden benefits from being westerly facing and is a good size, measuring approximately 42' 4" x 39' 6" (12.91m x 12.05m) with a large patio area and laid to lawn garden. A variety of trees on the rear boundary provide a fair degree of privacy and within the garden is an external cold water tap as well as a garden shed.

TENURE

The Tenure of the Property is Freehold.

COUNCIL TAX

The Council Tax Band for the Property is D.

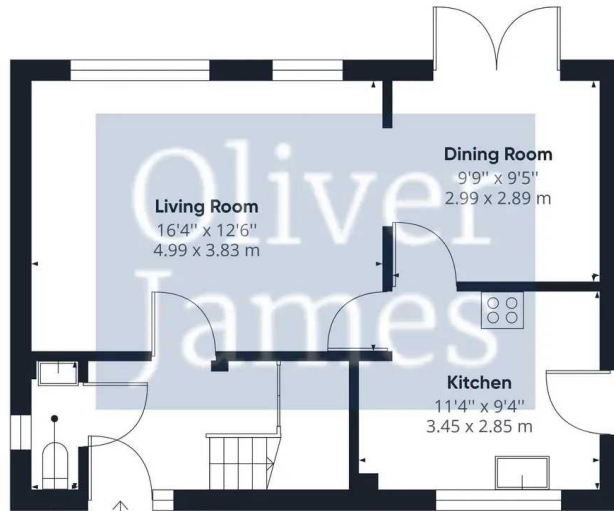
AGENTS NOTES

These particulars whilst believed to be correct at 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.

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.





Cloakroom
2'4" x 6'0"
0.72 x 1.83 m

Living Room
16'4" x 12'6"
4.99 x 3.83 m

Dining Room
9'9" x 9'5"
2.99 x 2.89 m

Kitchen
11'4" x 9'4"
3.45 x 2.85 m

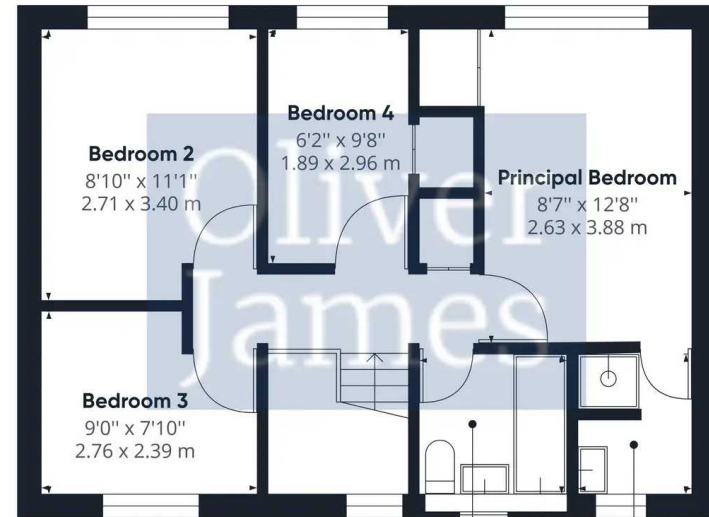
Ground Floor Building 1

Approximate total area⁽¹⁾
509.54 ft²
47.34 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Bedroom 2
8'10" x 11'1"
2.71 x 3.40 m

Bedroom 4
6'2" x 9'8"
1.89 x 2.96 m

Principal Bedroom
8'7" x 12'8"
2.63 x 3.88 m

Bedroom 3
9'0" x 7'10"
2.76 x 2.39 m

Bathroom
6'3" x 5'5"
1.91 x 1.67 m

En Suite
4'8" x 6'1"
1.43 x 1.86 m

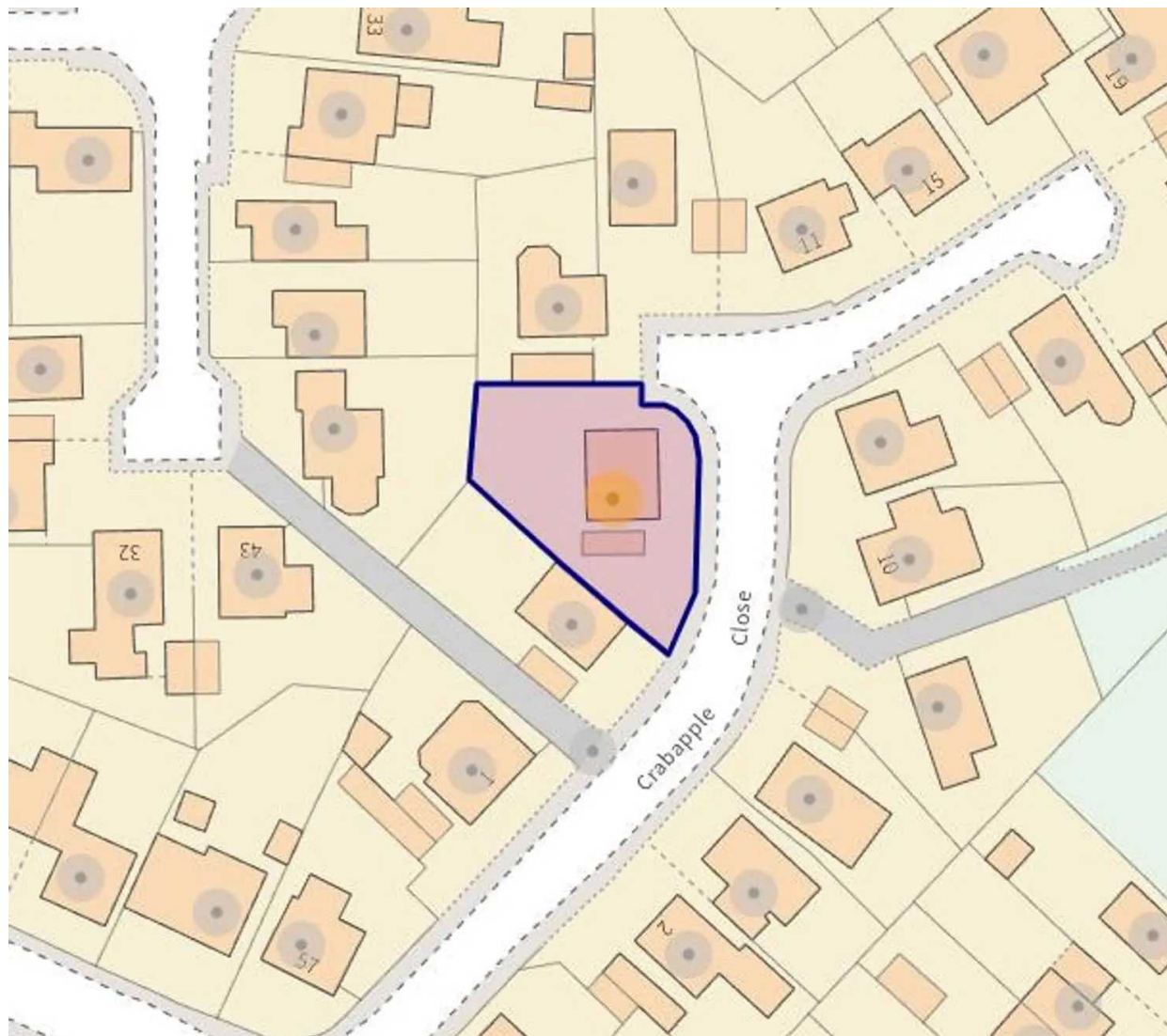
Floor 1 Building 1

Approximate total area⁽¹⁾
456.84 ft²
42.44 m²

(1) Excluding balconies and terraces

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