



4 Bloomfield Way, Sawtry

£385,000

 **Oliver James**
Property Sales & Lettings



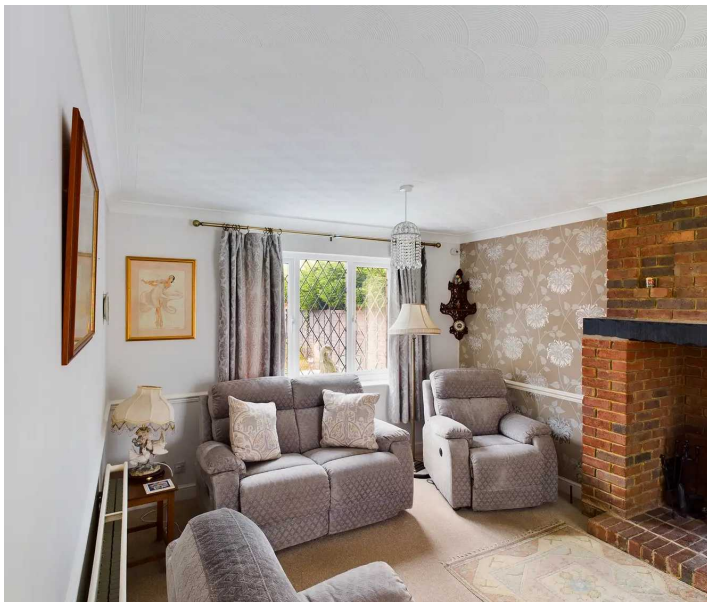
4 Bloomfield Way

Sawtry, Huntingdon

In a cul-de-sac setting with the easily accessible village of Sawtry, a detached four bedroom home of 1087 sq/ft / 100 sq/metres with refitted kitchen.

Council Tax band: D

- Four bedrooms - the principal of which has an en-suite shower room.
- EPC: D.
- Single garage with driveway parking.
- The Gross Internal Floor Area is approximately 1087 sq/ft / 100 sq/metres.
- Two reception rooms.
- Landscaped rear garden.
- Refitted kitchen.
- Detached family home.
- Cul-de-sac location within a popular village.
- Walking distance to primary and secondary schooling.





INTRODUCTION

An aesthetically pleasing four bedroom detached home ideally situated within the popular village of Sawtry providing great access to the A1 road network and local village amenities. The property is well presented with two large reception rooms, a refitted kitchen and separate utility room. Upstairs are three double bedrooms and one single room, the principal of which has an en-suite shower room.

LOCATION

Home to approximately 6000 people Sawtry is ideally located halfway between Huntingdon and the city of Peterborough with easy and quick access to the A1 and A14 road networks. Also situated within Huntingdon is the Train Station which provided a direct commuter service via a single stop at St Neots into Kings Cross in just 45 minutes. Located within Sawtry itself are many local amenities including a primary and secondary school, a leisure centre with a swimming pool and a variety of independent shops as well as a Co-op supermarket.

GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area is approximately 1087 sq/ft / 100 sq/metres.

ENTRANCE HALL

Composite front entry door. Stairs to first floor. Storage cupboard. Wood effect laminate flooring. Radiator.

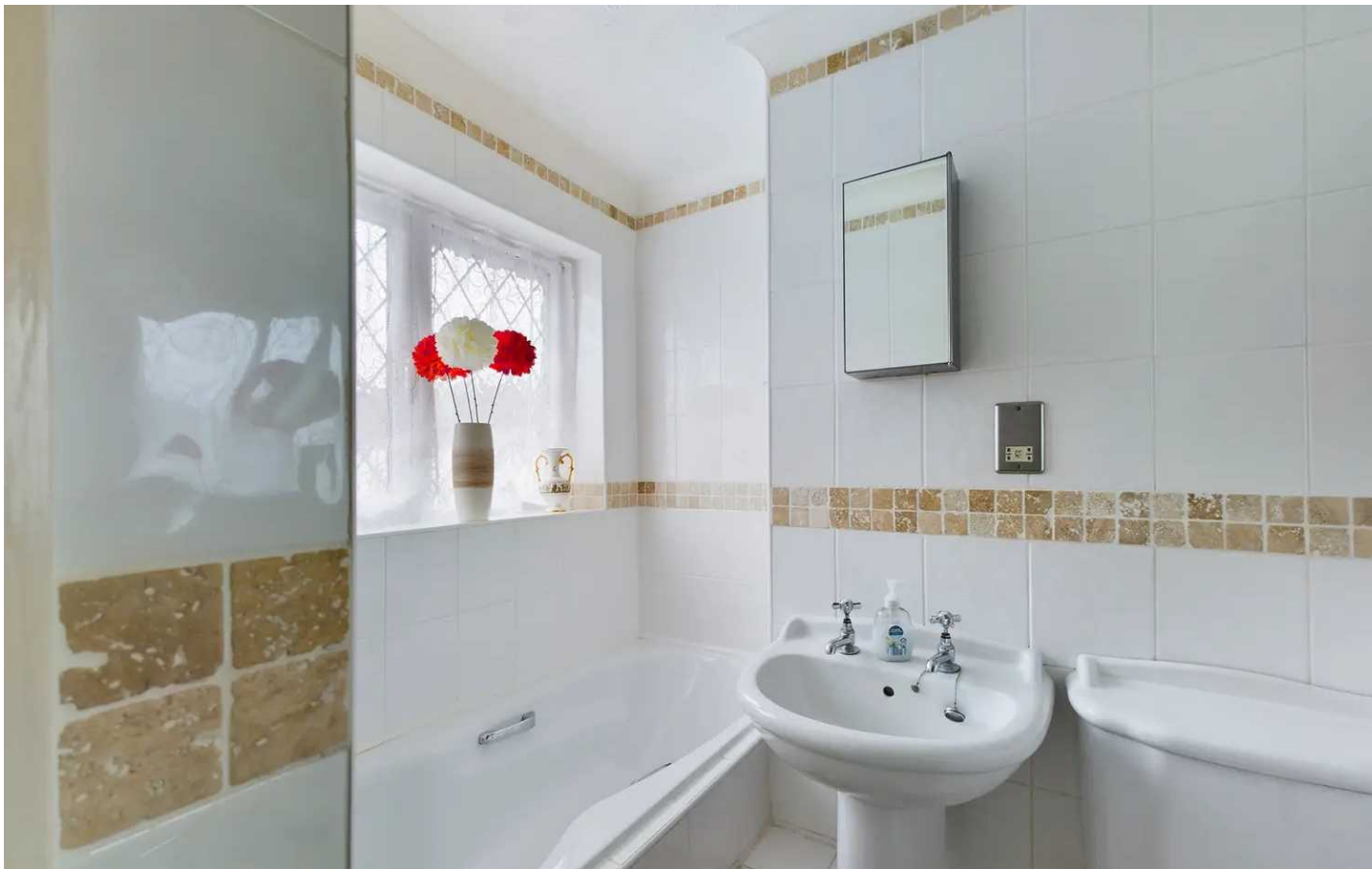
CLOAKROOM

Dimensions: 2' 9" x 5' 6" (0.84m x 1.68m). Fitted with a two-piece suite comprising WC with low level cistern and wash hand basin. Obscure UPVC window to side elevation. Tiled flooring. Radiator.

LANDING

UPVC window to front elevation. Loft access. Radiator.





DINING ROOM

Dimensions: 16' 6" x 10' 11" (5.03m x 3.32m). UPVC window to side elevation. UPVC patio doors to rear elevation. Laminate flooring. Radiator.

KITCHEN

Dimensions: 7' 9" x 12' 8" (2.36m x 3.86m). Refitted with a range of wall mounted and base units with granite effect work surface. UPVC window to rear elevation. UPVC window to side elevation. Double electric oven. Four-ring induction hob with cooker extractor unit over. One and bowl sink and drainer unit. Space for fridge/freezer. Space and plumbing for dishwasher. Tiled flooring.

UTILITY ROOM

Dimensions: 8' 6" x 4' 2" (2.59m x 1.27m). Fitted with a range of wall mounted and base units with granite effect work surface. UPVC window to rear elevation. UPVC door to side elevation. Space and plumbing for washing machine. Space for tumble dryer. Wall mounted gas fired central heating boiler. Tiled flooring.

LIVING ROOM

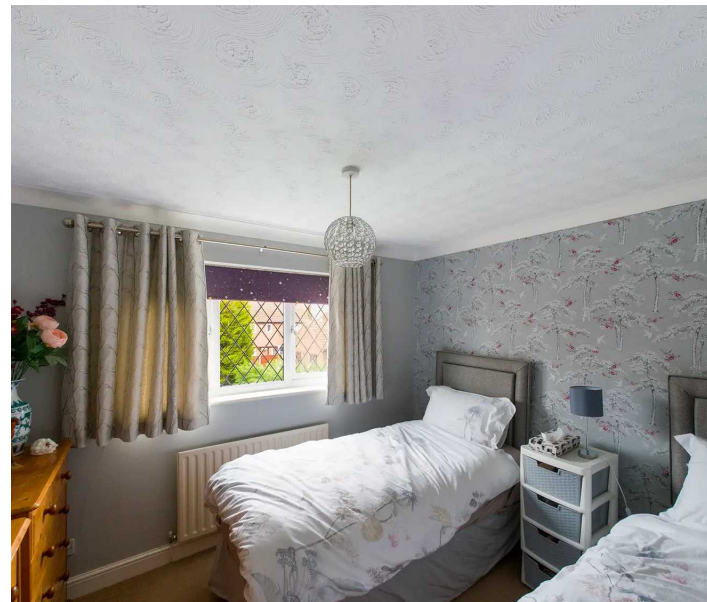
Dimensions: 11' 4" x 17' 6" (3.45m x 5.33m). UPVC bay window to front elevation. UPVC window to rear elevation. Feature inglenook fireplace with exposed brick and inset wood burner. Radiator.

PRINCIPAL BEDROOM

Dimensions: 11' 7" x 10' 9" (3.53m x 3.27m). UPVC window to rear elevation. Radiator.

EN-SUITE SHOWER ROOM

Dimensions: 4' 5" x 6' 4" (1.35m x 1.93m). Fitted with a three-piece comprising shower enclosure with electric shower, WC with low level cistern and wash hand basin. Chrome heated towel rail. Tiled flooring. Radiator.





BEDROOM TWO

Dimensions: 10' 1" x 10' 8" (3.07m x 3.25m). UPVC window to rear elevation. Radiator.

BEDROOM THREE

Dimensions: 10' 0" x 6' 6" (3.05m x 1.98m). UPVC window to front elevation. Radiator.

BEDROOM FOUR

Dimensions: 5' 10" x 7' 8" (1.78m x 2.34m). UPVC window to rear elevation. Radiator.

BATHROOM

Dimensions: 3' 11" x 6' 4" (1.19m x 1.93m). Fitted with a three-piece suite comprising panelled bath with bath/shower mixer tap, WC with low level cistern and wash hand basin. Chrome heated towel rail. Extensively tiled. Tiled flooring. Obscure UPVC window to front elevation. Radiator.

EXTERNAL

To the front of the property is paved driveway parking for two/three vehicles which leads up to the single garage. Side gated access leads to the enclosed rear garden which is laid mainly to lawn with patio seating area and shrub and flower borders. There are also two timber sheds.

TENURE

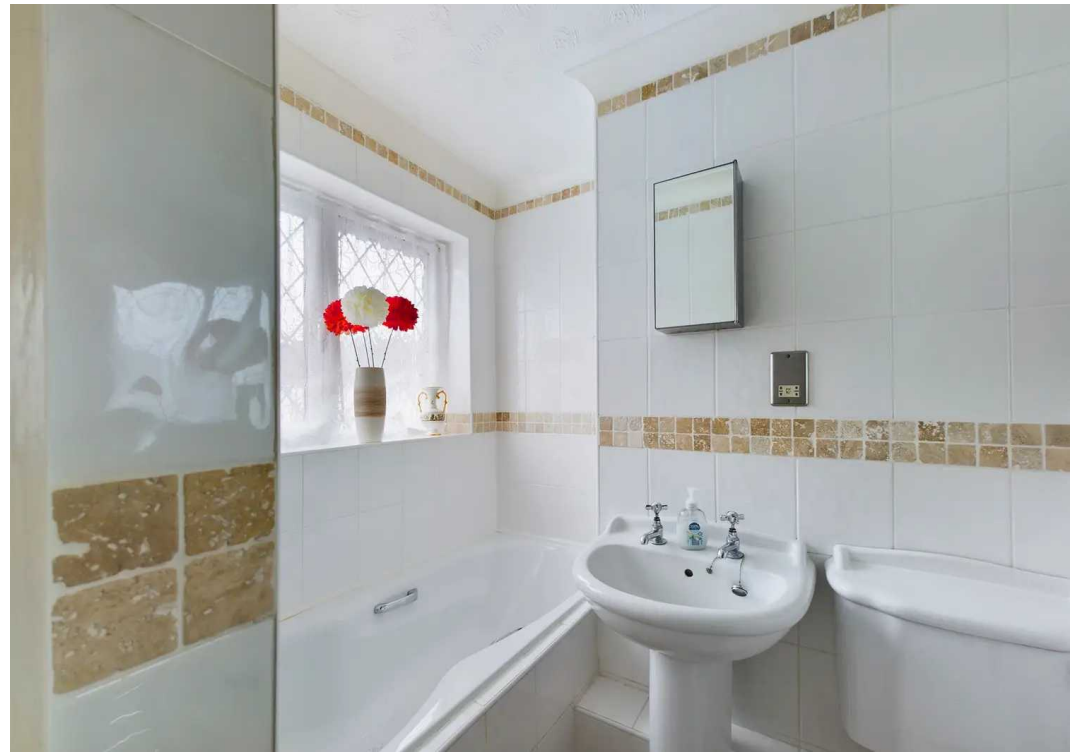
The Tenure of the Property is Freehold.

GARAGE

Dimensions: 17' 5" x 8' 9" (5.30m x 2.66m). With electric up and over door to front elevation. Personal door to side elevation. Power and lighting.

COUNCIL TAX

Band D





Ground Floor

Approximate total area⁽¹⁾
639.79 ft²
59.44 m²

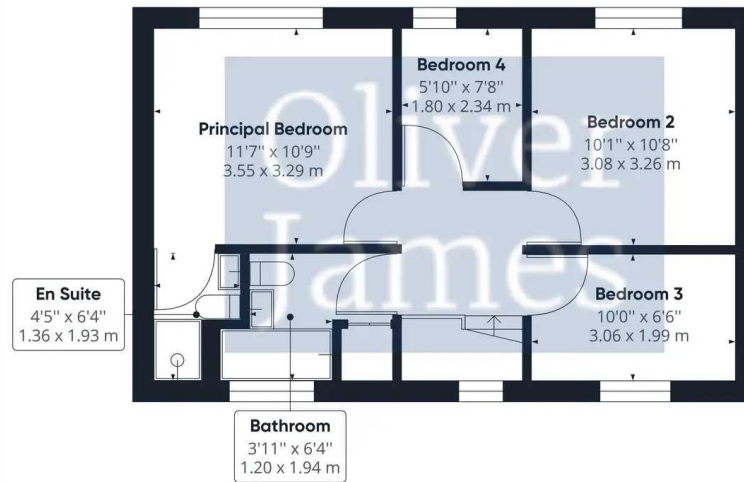
Reduced headroom
15.10 ft²
1.40 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.50m/4.92ft)

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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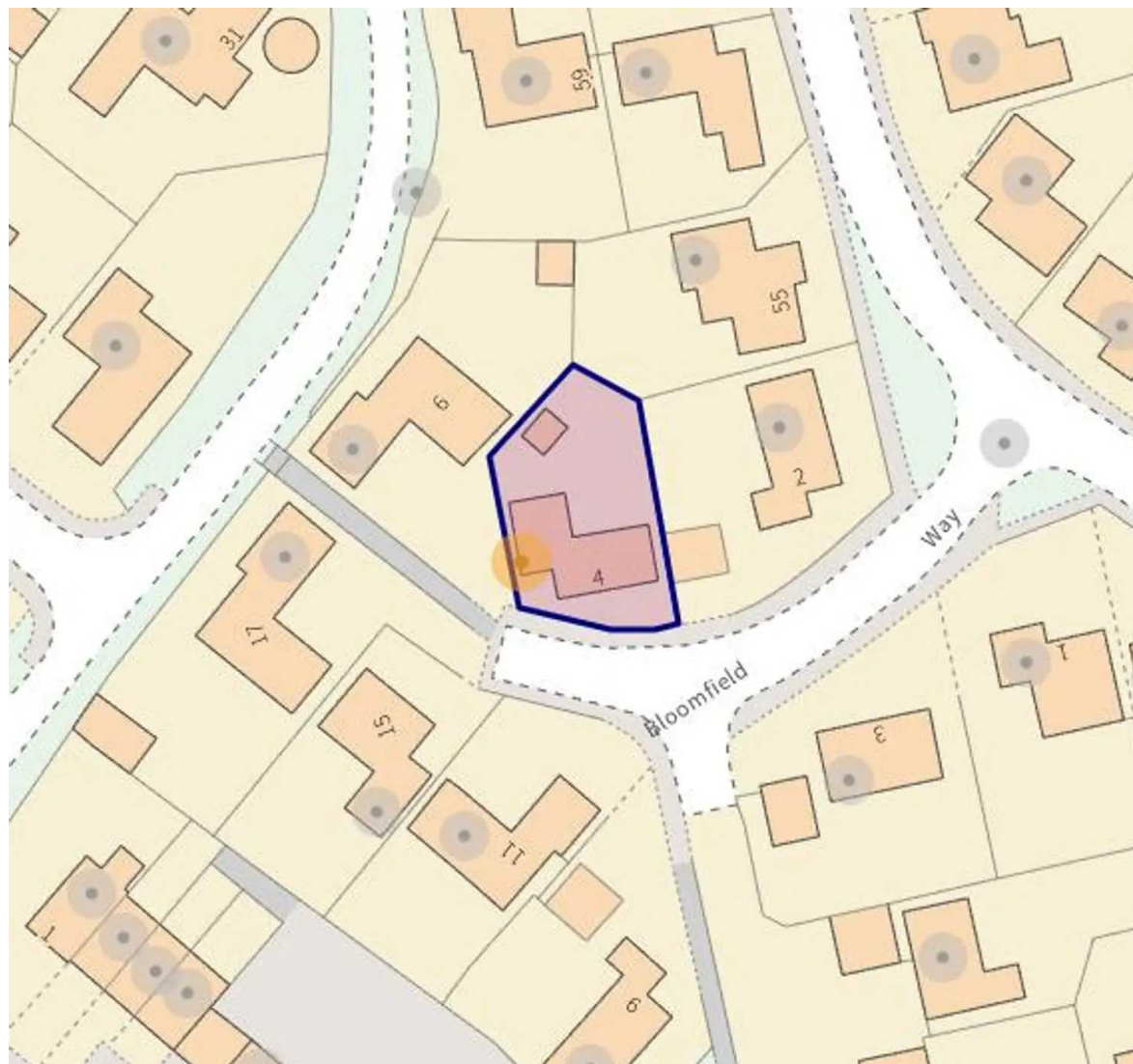
Floor 1

Approximate total area⁽¹⁾
447.27 ft²
41.55 m²

(1) Excluding balconies and terraces

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