



4 Bencroft Lane, Warboys

Guide Price £380,000

 **Oliver James**
Property Sales & Lettings



4 Bencroft Lane

Warboys, Huntingdon

An individually built detached home with single garaging, tucked away in a quiet lane within walking distance of local amenities. No forward chain.

Council Tax band: D

Tenure: Freehold

- Detached individually built home.
- Four bedrooms.
- The Gross Internal Floor Area is approximately 1145 sq/ft / 106 sq/metres.
- Non estate location.
- Extended conservatory with pitched glass roof.
- Walking distance to local schooling, shops and country walks.
- Wrap around garden with seating areas.
- Single garage with power and lighting.
- The Property is sold with no forward chain.
- EPC: C.





INTRODUCTION

Ideally situated in a non estate location, the property was individually built and offers well proportioned living accommodation spread over two floors. The property flows well downstairs with a kitchen and separate utility room, dining room leading into the living room and a lovely extended conservatory with pitched glass roof. Upstairs are four bedrooms and a refitted shower room with double shower cubicle. Externally there is plenty of parking, a single garage and wrap around garden with patio seating areas, ideal for entertaining.

LOCATION

The village of Warboys which has been awarded 'Cambridgeshire village of the year' three times in recent years, is an attractive village which enjoys an interesting history and is home to a number of local shops and services. Residents will find convenient local amenities within the village whilst the location enjoys picturesque countryside surrounds. Within just half a mile of the development, residents will find a popular primary school, a convenience store, a traditional social club, a library and a village bakery, not to mention two family-friendly pubs serving hearty home-cooked meals.

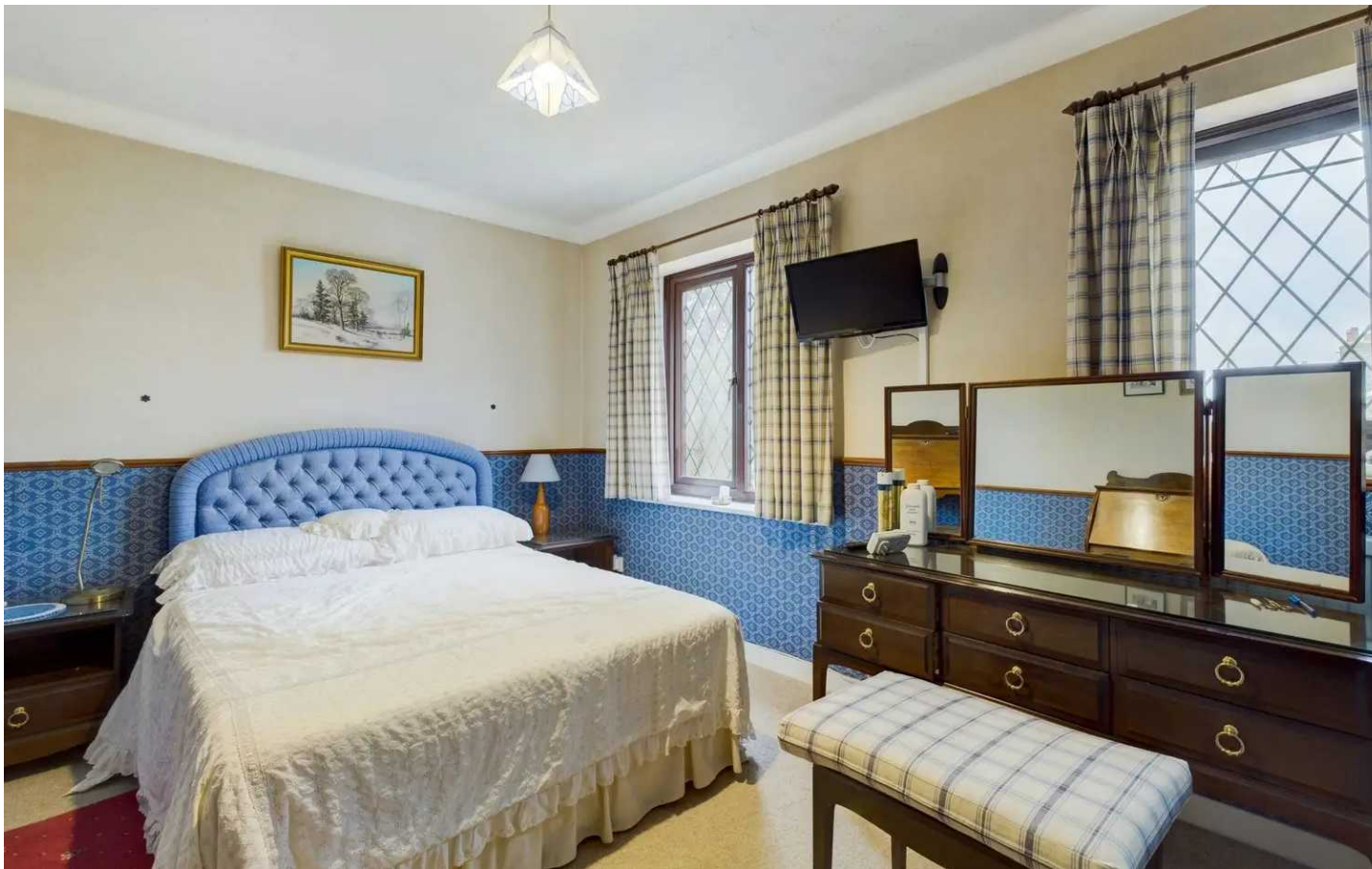
GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area is approximately 1145 sq/ft / 106 sq/metres.

ENTRANCE HALL

UPVC door to front elevation. UPVC window to front elevation. Tiled flooring. Under stair storage. Radiator.





KITCHEN

8' 4" x 10' 5" (2.54m x 3.17m)

Fitted with a range of wall and base mounted cupboard units with butchers block effect worksurface. UPVC window to rear and side elevation. One and a half bowl resin sink with drainer and mixer tap. Cooker with four ring gas hob, electric oven and grill and extra or over. Space for fridge freezer. Tiled flooring.

UTILITY ROOM

7' 8" x 6' 9" (2.34m x 2.06m)

Fitted with a range of wall and base mounted cupboard units with worksurface. UPVC window to rear elevation. UPVC door to side elevation. Stainless steel sink with drainer. Plumbing for washing machine. Space for tumble dryer. Wall mounted gas fired central heating boiler. Plumbing for dishwasher.

LIVING ROOM

10' 11" x 17' 8" (3.32m x 5.38m)

UPVC window to front and side elevation. Open to dining area. Radiator. Double doors to the conservatory. Wood effect flooring. Electric coal effect fire with surround.

CONSERVATORY

11' 12" x 10' 3" (3.65m x 3.12m)

Of wooden double glazed construction with a pitched glass roof and UPVC French doors to the side. Electric radiator. Wood effect flooring. Lighting and power.

DINING ROOM

9' 2" x 8' 6" (2.79m x 2.59m)

UPVC window to side elevation. Radiator. Wood effect flooring.

CLOAKROOM

2' 9" x 4' 10" (0.84m x 1.47m)

Fitted with a two piece suite comprising low level WC and wash hand basin. Chrome heated towel rail. Tiled flooring.

LANDING

Loft access. Radiator. Built in cupboard.





LANDING

Loft access. Radiator. Built in cupboard.

PRINCIPAL BEDROOM

12' 2" x 8' 10" (3.71m x 2.69m)

Two UPVC windows to front elevation. Radiator. Built in wardrobe.

BEDROOM TWO

11' 2" x 8' 7" (3.4m x 2.61m)

UPVC window to front elevation. Radiator. Built in wardrobe.

BEDROOM THREE

9' 1" x 8' 6" (2.77m x 2.59m)

UPVC window to rear elevation. Radiator

BEDROOM FOUR

6' 11" x 8' 9" (2.11m x 2.66m)

UPVC window to side elevation. Radiator. Built in wardrobe.

SHOWER ROOM

Fitted with a three piece suite comprising double shower cubicle with independent shower over, low level WC and wash hand basin with vanity cupboard underneath. Obscure UPVC window to rear elevation. Tiles surrounds. Chrome heated towel rail. Extractor fan.

EXTERNAL

The property benefits from a gravelled driveway to the front providing parking for numerous vehicles with gated access leading to the main garden. To the rear of the garden is a small courtyard garden with a seating area, with the main garden to the side (leading out from the conservatory) being laid to lawn with mature shrub and flower borders.

COUNCIL TAX

The Council Tax Band for the Property is D.

TENURE

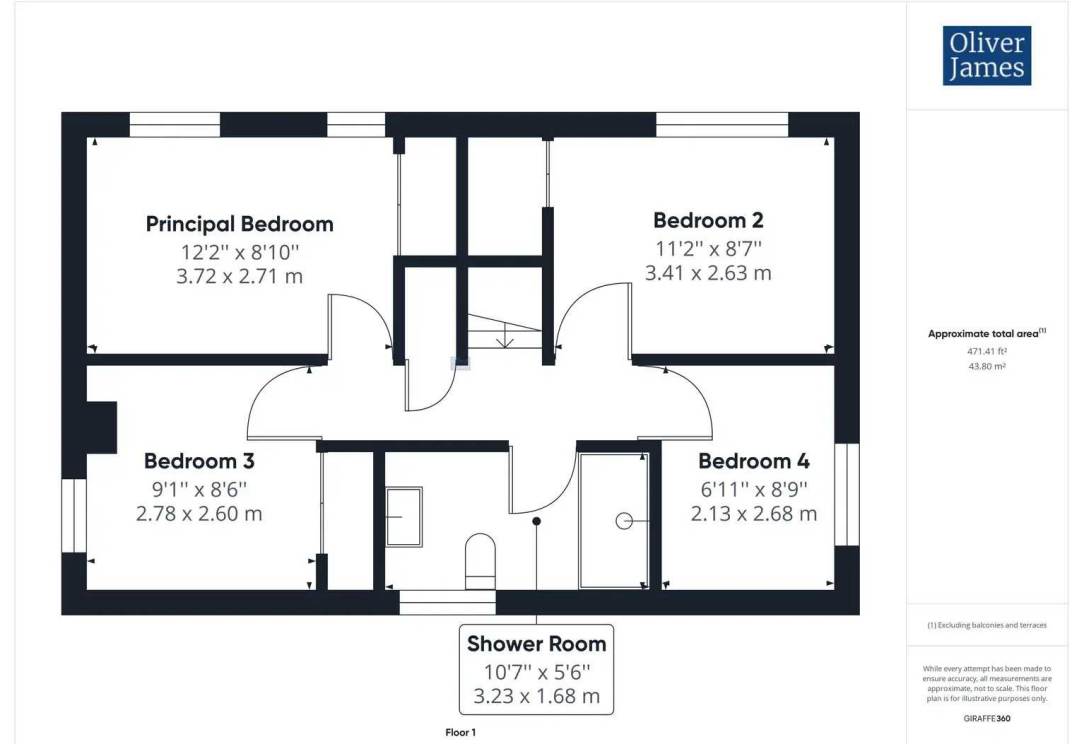
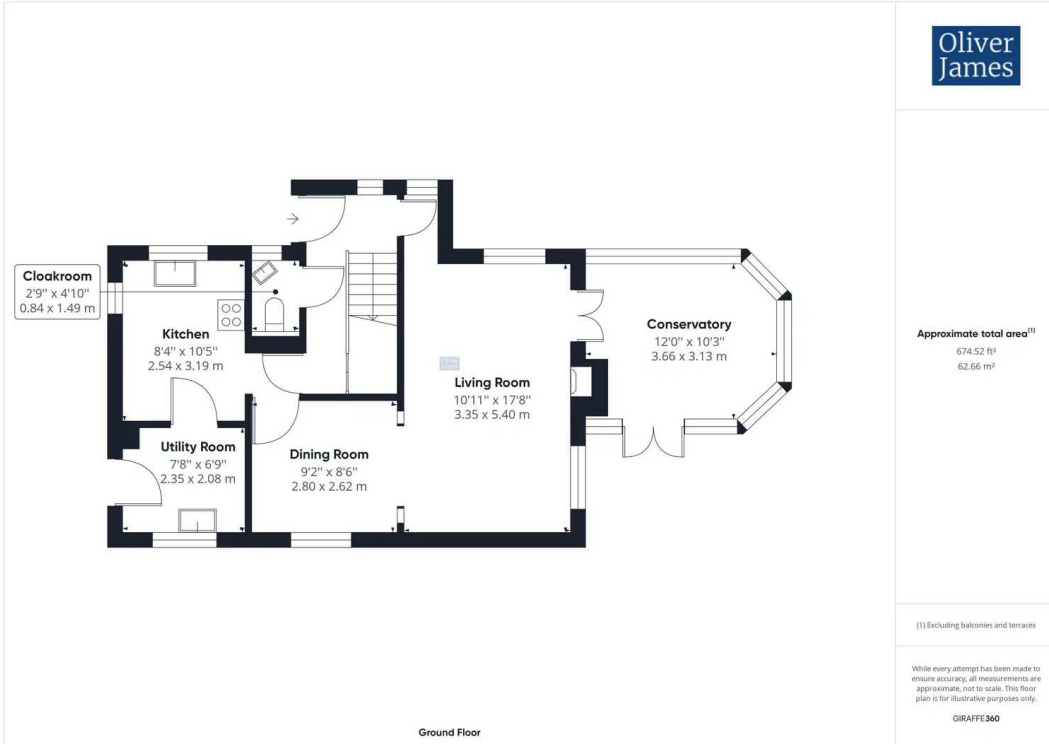
The Tenure of the Property is Freehold.

AGENTS NOTES

These particulars whilst believed to be correct at time of publishing should be used as a guide only. The









Oliver James Property Sales & Lettings

Oliver James Property Sales & Lettings, 1 George Street - PE29 3AD

01480 458762

enquiries@ojproperty.co.uk

www.ojproperty.co.uk

 **Oliver James**
Property Sales & Lettings