



- Detached Family Home
- Four Bedrooms
- Two Reception Rooms
- Kitchen/Dining Room
- Conservatory & Utility Room
- Generous Corner Plot
- Commuter Links to London
- Double Garage & Driveway
- Enclosed South Facing Garden

CENTENARY WAY, BRAMPTON

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Wellingtonwise are proud to market this EXCELLENT FOUR BEDROOM DETACHED family home situated in this POPULAR CUL-DE-SAC with SOUTH FACING GARDEN AND CORNER PLOT. Accommodation comprises entrance hall, cloakroom, living room, family room, kitchen/dining room, utility room, four bedrooms with en-suite shower room to master and four piece family bathroom. The property also benefits from being set on a corner plot with a south facing garden, an attached double garage and double driveway. The property is located in this ever popular village of Brampton a short walk from the local junior school and a short drive to Huntingdon station with its mainline service to St Pancras in under an hour! Please call to book your viewing 01480 498400.

OFFERS IN EXCESS OF
£560,000

WellingtonWise Estate Agents St Ives
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A leading independent property service provider with offices in **St Ives, Royston & Melbourn.**

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Written quotations available on request. All loans secured on property. Life assurance is usually required.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		85
(69-80) C	76	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	
	WWW.EPCA.UK	



CENTENARY WAY, BRAMPTON

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This excellent family home was built in the 1990's and stands on a generous corner plot with mature front and south facing rear gardens, the double garage is an enviable feature of this property and is attached to the main house with double driveway and ample parking. The accommodation is generous with an entrance hall and cloakroom leading to a light and spacious living room through to conservatory which makes the most of the garden views, family room which is currently set up as a TV room but could work for multiple uses. The kitchen/dining room is a light room with a double aspect and leads through to the utility room. The bedrooms are all well sized with a surprisingly large family bathroom and en suite shower room. The property benefited from gas fired heating and double-glazed windows. Internal viewing essential!

GROUND FLOOR

ENTRANCE HALL

CLOAKROOM

LIVING ROOM

18' 6" x 12' 3" (5.64m x 3.73m)

FAMILY ROOM

10' 6" x 9' 6" (3.2m x 2.9m)

CONSERVATORY

11' 6" x 9' 10" (3.51m x 3m)

KITCHEN/DINING ROOM

17' 6" x 10' 3 Max" (5.33m x 3.12m)

UTILITY ROOM

6' 5" x 5' 1" (1.96m x 1.55m)

FIRST FLOOR

MASTER BEDROOM

12' 00" x 10' 5" (3.66m x 3.18m)

EN SUITE SHOWERROOM

BEDROOM TWO

9' 2" x 9' 1" (2.79m x 2.77m)

BEDROOM THREE

10' 00" x 8' 5" (3.05m x 2.57m)

BEDROOM FOUR

9' 2" x 6' 10" (2.79m x 2.08m)

FAMILY BATHROOM

OUTSIDE

FRONT

The property is situated on a corner plot with an open plan mature garden to the front, which is mainly laid to lawn, double driveway leads to the side of the property and to the double garage. Gated access to rear garden.

REAR

The rear garden is south facing and is enclosed by a brick wall and timber fencing and laid mainly to lawn. The garden area has mature shrub and flower borders, mature tree, paved patio seating area and additional seating area laid to slate chippings, raised vegetable patch, BBQ area. Door giving side access to double garage.

DOUBLE GARAGE

17' 6" x 17' 4" (5.33m x 5.28m)

Two up and over doors to front, door to garden and window to rear, power and light connected.

NOTE TO PURCHASERS

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