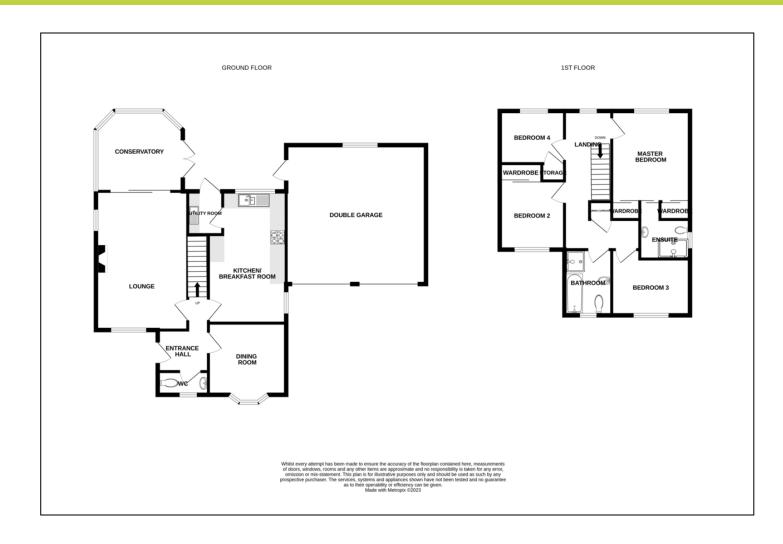
## **WellingtonWise**





- 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

## WellingtonWise Estate Agents St lves 01480 498400

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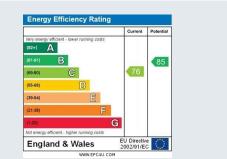
A leading independent property service provider with offices in St Ives, Royston & Melbourn.

General: While we endea your to make our sales particulars fair, accurate and reliable, they are only a gene ral guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Me asurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in fumiture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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







## CENTENARY WAY, BRAMPTON

Wellingtonw ise 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.



# WellingtonWise



offers in excess of  $\pounds 560,000$ 

### **CENTENARY WAY, BRAMPTON**

#### OFFERS IN EXCESS OF £560,000

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 am ple 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 Ma x" (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 SHOWEROOM** 

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 drive way 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 endosed 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 a rea laid to slate chippings, raised vegetable patch, BBQ a rea. Door giving side a ccess 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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