

Offers in Region of
£329,995

Plot 37 Cromwell Fields, Upwood Road, Bury,
Huntingdon PE26 2PD



To arrange a viewing call us now on 01354 694900

This BRAND NEW four bedroom semi detached townhouse style property is finished to a HIGH SPEC and benefits from a single GARAGE and ample off road parking.

The spacious kitchen/diner includes some integrated appliances in the kitchen and there is also the convenience of a ground floor WC.

To the first floor is a light and airy living room with double doors and Juliet balcony, bedroom 1 and family shower room.

To the second floor there are three more bedrooms and an additional bathroom.

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GROUND FLOOR

HALL

Stairs rising to first floor, storage cupboard.

WC

1.70m (5'7") x 0.98m (3'3")
Fitted with a low level WC and hand wash basin.

KITCHEN/DINING ROOM

7.86m (25'9") x 4.84m (15'11")
Fitted with a modern range of wall and base units housing double electric oven and four ring gas hob with extractor hood over, integrated dishwasher and fridge/freezer, plumbing for washing machine and space for tumble drier, windows to both front and rear, door out to rear garden.

FIRST FLOOR

LIVING ROOM

4.89m (16'1") x 3.75m (12'4") max.
Window to front, double doors with feature Juliet balcony.

BEDROOM 1

4.02m (13'2") max. x 2.73m (8'11")
Window to rear.

SHOWER ROOM

2.01m (6'7") x 1.91m (6'3")
Fitted with a double shower cubicle, low level WC and hand wash basin. Window to rear.

OUTSIDE

A driveway to one side provides ample off road parking and leads to the single garage which has standard up and over door.

To the rear, the garden is laid mainly to lawn with patio area.

SERVICES

Mains gas, electricity, water and drainage. The property has gas fired central heating.

TENURE

Freehold

Huntingdonshire District Council Tax band - TBC

Energy rating – As part of Building Regulations the property will have a SAP Assessment on completion.

Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

SECOND FLOOR

BEDROOM 2

4.77m (15'8") max. x 2.67m (8'9")
Window to front.

BEDROOM 3

3.02m (9'11") x 2.68m (8'10")
Window to rear.

BEDROOM 4

2.85m (9'4") x 2.08m (6'10")
Window to front.

BATHROOM

Fitted with a panelled bath, low level WC and hand wash basin. Window to rear.

