

Offers in Region of  
**£449,995**

Plot 89 Cromwell Fields, Upwood Road, Bury,  
Huntingdon PE26 2PD



**To arrange a viewing call us now on 01354 694900**

NEW BUILD this SUBSTANTIAL four bedroom DETACHED family home has been built to a high specification with QUARTZ worktops and spacious rooms.

The accommodation comprises living room, stunning kitchen/dining/family room with utility in support plus the convenience of a ground floor WC.

Upstairs there are four good size bedrooms, en-suite to the master plus the family bathroom.

There is a good size garden to the rear, ample off road parking and a single garage.

Ellis Winters & Co 20 Market Hill, Chatteris, Cambridgeshire, PE16 6BA  
Tel: 01354 694900 Email: [info@elliswinters.co.uk](mailto:info@elliswinters.co.uk) [www.elliswinters.co.uk](http://www.elliswinters.co.uk)

**elliswinters&co**



**elliswinters&co**

Offers in Region of  
**£449,995**

Plot 89 Cromwell Fields, Upwood Road, Bury,  
Huntingdon PE26 2PD



#### GROUND FLOOR

##### LIVING ROOM

5.72m (18'9") x 3.50m (11'6")  
Window to front, double doors out to rear garden.

##### KITCHEN/DINING/FAMILY ROOM

5.72m (18'9") x 3.25m (10'8")  
Simply stunning with a modern range of wall and base units housing eye level double electric oven and 5 ring gas hob with extractor hood over, integrated dishwasher, fridge/freezer and wine fridge, quartz worktops, windows to both front and side, double doors out to rear garden.

##### UTILITY

2.02m (6'8") x 2.00m (6'7")  
Fitted with base units with quartz worktop, plumbing for washing machine and space for tumble drier, wall mounted gas boiler, storage cupboard, door out to garden.

##### WC

2.02m (6'8") x 0.89m (2'11")  
Fitted with a low level WC and hand wash basin. Window to side.

#### FIRST FLOOR

##### MASTER BEDROOM

4.41m (14'6") x 3.25m (10'8")  
Fitted wardrobes, window to side.

##### EN-SUITE

Fitted with a double shower cubicle, low level WC and hand wash basin. Window to side.

##### BEDROOM 2

3.71m (12'2") x 3.44m (11'3")  
Window to front.

##### BEDROOM 3

3.42m (11'3") x 3.00m (9'10")  
Window to front, storage cupboard.

##### BEDROOM 4

3.43m (11'3") x 1.91m (6'3")  
Window to rear.

#### BATHROOM

3.75m (12'4") x 2.74m (9')  
Fitted with a panelled bath, single shower cubicle, low level WC and hand wash basin set within vanity unit. Window to front.

#### OUTSIDE

The front of the property is open plan and laid to lawn with ornamental tree.

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

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

#### SERVICES

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

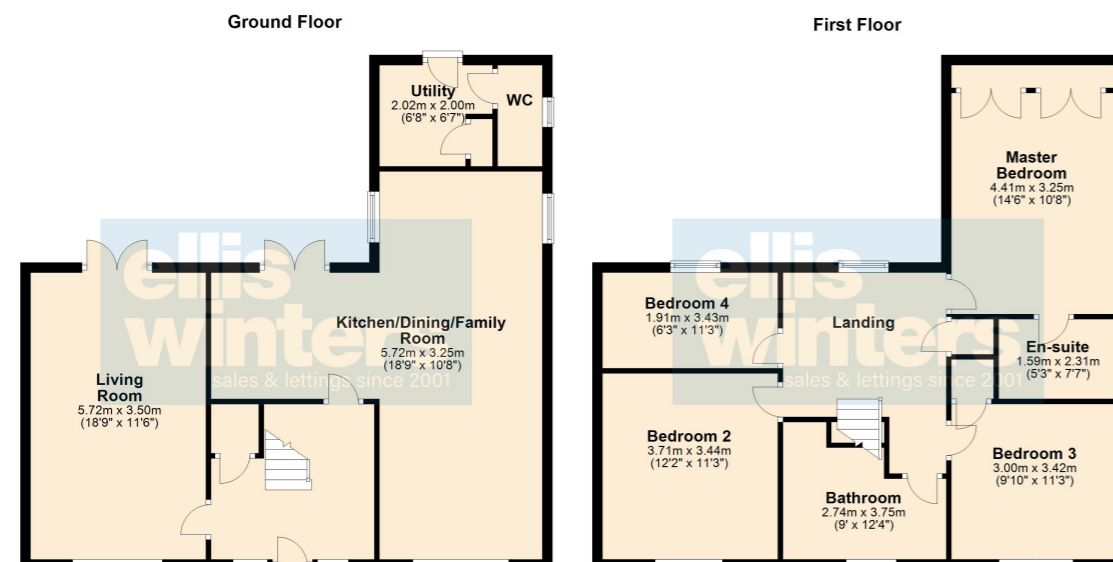
#### TENURE

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.



**elliswinters&co**