

Offers in Region of
£394,995

Plot 76 Cromwell Fields, Upwood Road, Bury,
Huntingdon PE26 2PD



To arrange a viewing call us now on 01354 694900

This BRAND NEW four bedroom DETACHED family home is well located within this development, being tucked down a little CUL-DE-SAC.

The property offers modern, crisp and airy accommodation and has the bonus of a good size garden plus ample off road parking and a single GARAGE.

The accommodation comprises spacious living room, kitchen/diner with utility in support plus the convenience of a ground floor cloakroom.

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

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GROUND FLOOR

WC

1.68m (5'6") x 1.00m (3'3")
Fitted with a low level WC and hand wash basin.

LIVING ROOM

6.85m (22'6") x 3.44m (11'3")
Window to front, double doors leading out to the rear garden.

KITCHEN/DINING ROOM

6.85m (22'6") x 3.03m (9'11")
Fitted with a matching range of wall and base units housing double electric oven, four ring gas hob with extractor hood over, integrated dishwasher and fridge/freezer, breakfast bar, dining area, window to front and double doors leading out to the rear garden.

UTILITY

2.89m (9'6") x 1.86m (6'1")
Fitted with a matching range of wall and base units with plumbing for washing machine and space for tumble drier, wall mounted gas boiler, single sink and drainer, door out to rear garden.

FIRST FLOOR

MASTER BEDROOM

3.57m (11'9") x 3.44m (11'3")
Window to front, fitted wardrobes.

EN-SUITE

2.51m (8'3") x 1.86m (6'1")
Fitted with a single shower cubicle, low level WC and hand wash basin. Window to front.

BEDROOM 2

4.06m (13'4") x 3.09m (10'2")
Window to front.

BEDROOM 3

3.47m (11'5") x 2.90m (9'6")
Window to rear.

BEDROOM 4

2.71m (8'11") x 2.65m (8'8") max.
Window to rear.

BATHROOM

2.35m (7'9") x 1.70m (5'7")
Fitted with a panelled bath, low level WC and hand wash basin. Window to rear.

OUTSIDE

The property is well located and sits opposite a natural pond (which is fenced in for safety). There is a driveway to one side of the property which provides off road parking and leads to the single garage which has standard up and over door, power and light. 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.

