



5 Peate Close, Godmanchester
£375,000

 **Oliver James**
Property Sales & Lettings



5 Peate Close

Godmanchester, Huntingdon

A spacious and well appointed detached home with beautifully presented garden as well as single garaging.

Council Tax band: D

Tenure: Freehold

- A detached family home.
- Four well proportioned bedrooms.
- The Gross Internal Floor Area is approximately 1097 sq/ft / 101 sq/metres.
- Extended all weather garden room with insulated roof.
- A downstairs shower room and upstairs family bathroom.
- Walking distance to local schooling, amenities and easy access to transport links.
- A well appointed kitchen with integrated appliances.
- A beautifully presented garden with patio seating area.
- Single garage with power and lighting.
- EPC: C.





INTRODUCTION

The property is approached with a hard standing driveway to the side and front as well as a picturesque garden. The downstairs accommodation consists of a nice bright dining room opening via an archway into the kitchen which is contemporary and benefits from fully integrated appliances. From the hallway there is a well appointed shower room and stairs to the first floor. The living room is dual aspect and very spacious with a feature fireplace with sliding doors to the rear giving access to the wonderful garden room which has an all weather roof. Upstairs there are four double bedrooms which are light and bright and a contemporary family bathroom. The rear garden has a patio seating area with mature flower beds and an area laid to lawn.

LOCATION

The idyllic and picturesque Town of Godmanchester is situated adjacent to Huntingdon just over the River Ouse - easily within walking distance of the town centre, bus and train station. Within Godmanchester itself there are a number of impressive examples of architecture including the Parish Church, Island Hall and the Chinese Bridge as well as numerous local amenities including public houses, hairdressers, schools and shops as well as countryside walks.

GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area is approximately 1097 sq/ft / 101 sq/metres.

HALLWAY

Composite door to front elevation. UPVC window to front elevation. Stairs to first floor. Under stairs storage cupboard. Laminate wood effect flooring.

DINING ROOM

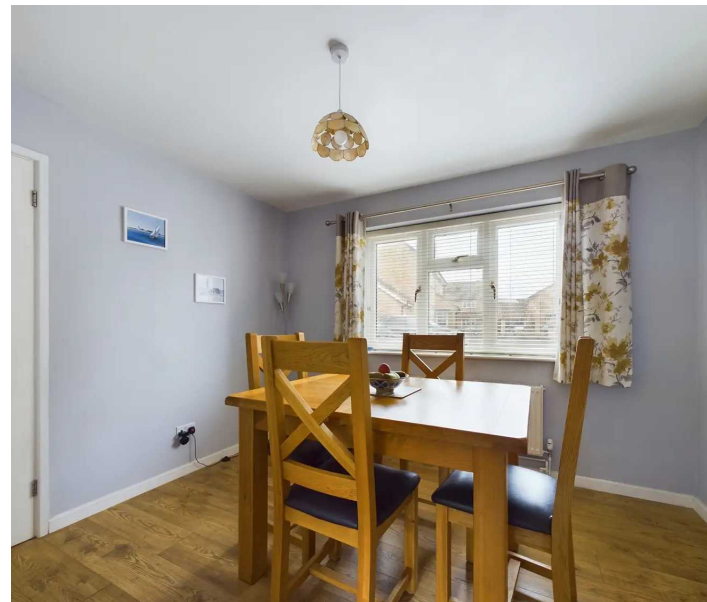
10' 7" x 9' 0" (3.23m x 2.74m)

UPVC window to front elevation. Radiator. Wood effect flooring.

KITCHEN

10' 5" x 8' 10" (3.18m x 2.69m)

Fitted with a range of base and wall mounted





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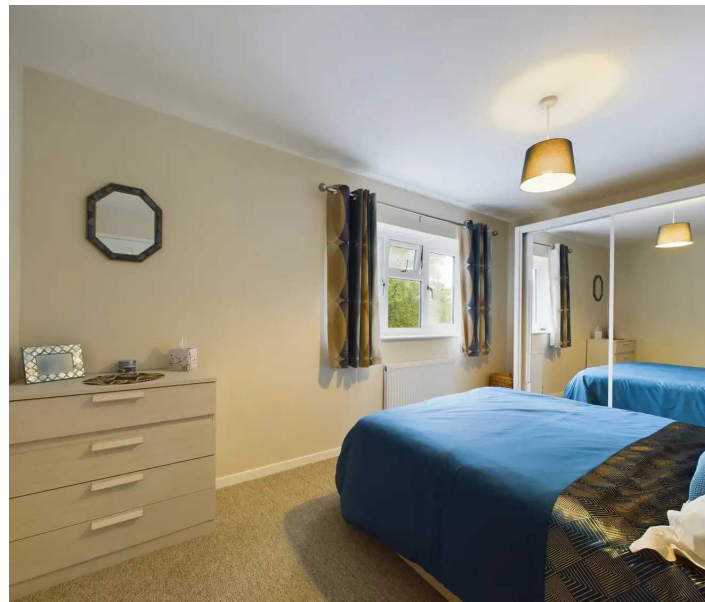
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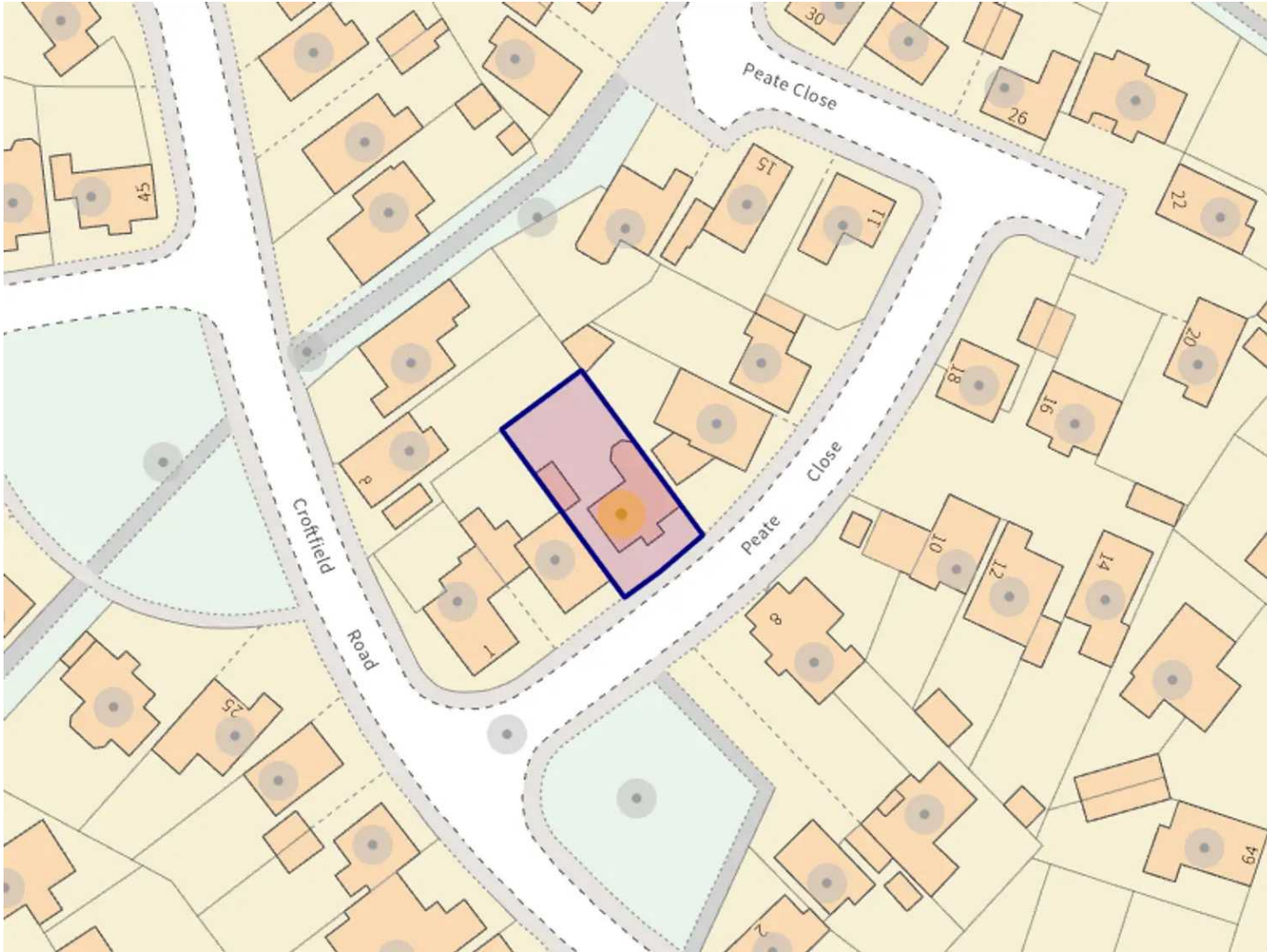
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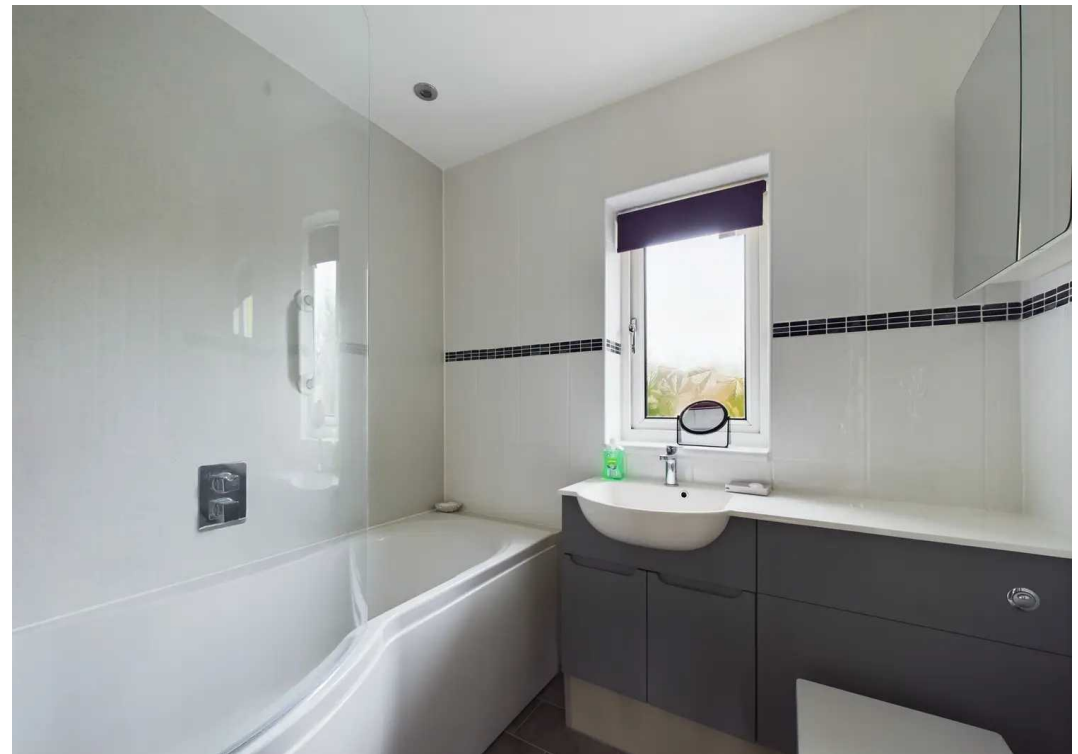
GARDEN

To the front and side of the property is parking for two to three vehicles with side gated access to the rear garden. The rear garden is North / Westerly facing enjoying the evening sun and is well maintained and presented with lawned areas and an array of specimen flower and shrub borders with a patio seating area. Within the garden is a greenhouse and external cold water tap.

GARAGE

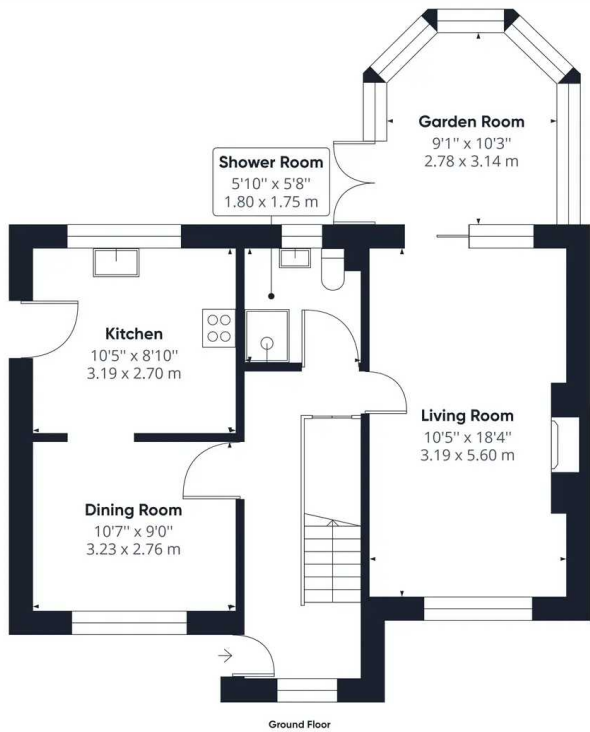
Triple Garage

Single garage and driveway parking for numerous vehicles.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	69	82
England, Scotland & Wales EU Directive 2002/91/EC 		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92+) A		
(81-91) B		
(69-80) C		
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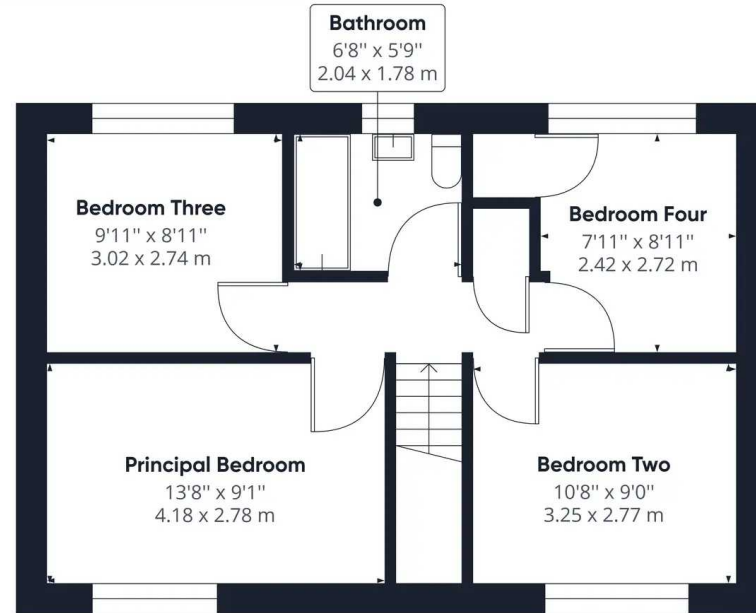
Approximate total area⁽¹⁾

630.22 ft²
58.55 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Approximate total area⁽¹⁾

467.08 ft²
43.39 m²

(1) Excluding balconies and terraces

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