



16 Bardolph Way, Alconbury Weald  
£475,000

 **Oliver James**  
Property Sales & Lettings





## 16 Bardolph Way

Alconbury Weald, Huntingdon

A wonderfully styled detached four bedroom / two bathroom home of 1451 sq/ft / 134 sq/metres with single garaging and driveway parking for three vehicles.

Council Tax band: E

Tenure: Freehold

- Modern detached home.
- Four double bedrooms.
- The Gross Internal Floor Area is approximately 1451 sq/ft / 134 sq/metres.
- Dressing area with fitted wardrobes and en-suite room to the principal bedroom.
- Stylish kitchen / dining room with integrated appliances.
- Functional utility room with rear access to the garden.
- Driveway parking for three vehicles.
- Walking distance to the local shop, nursery and schooling.
- Detached single garage with power and lighting.
- EPC: B.







## INTROUCTION

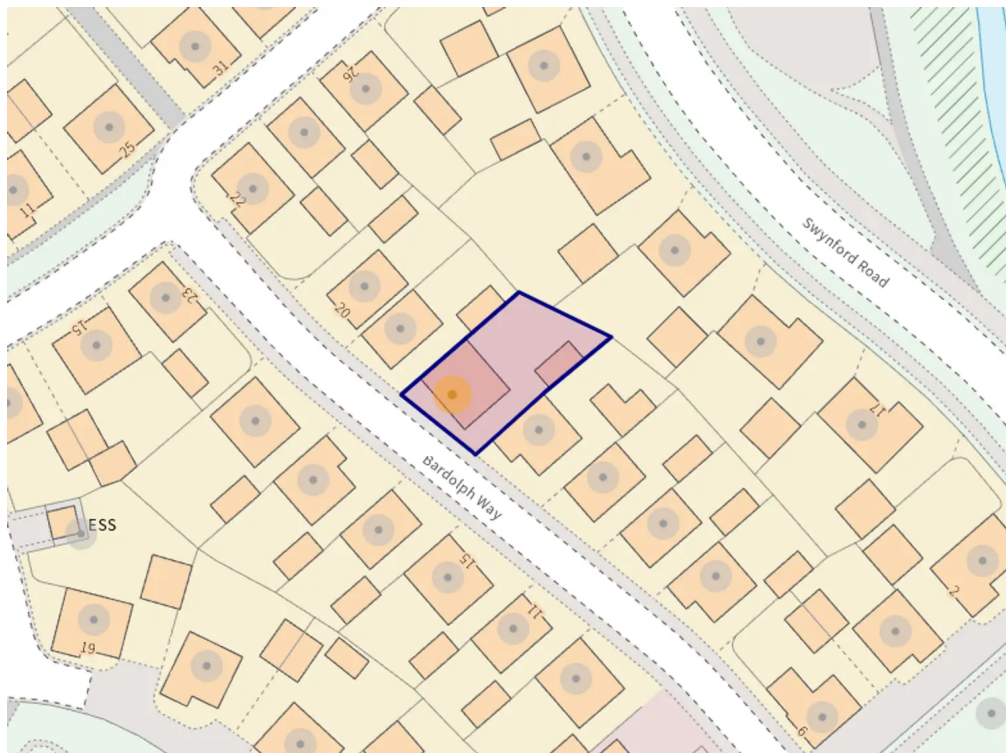
The property has a lovely entrance hall with replacement Victorian style tiling and bespoke understairs storage cupboards as well as a downstairs cloakroom. The living room has a large window to the front with a feature fireplace fitted and there is also a handy study / playroom to the front as well. A feature of the home is the wonderful, large, kitchen / dining room to the rear with doors to the garden, ideal for entertaining. The kitchen has integrated appliances and there is also a separate utility room with plumbing for a washing machine and space for tumble dryer. Upstairs all four bedrooms are double rooms, the principal of which has a dressing area and en-suite shower room with a further family bathroom as well. There is a large single garage to the side with driveway parking to the front and an enclosed rear garden which has been laid with artificial grass.

## LOCATION

Alconbury Weald, a new development, is surrounded by landscaped open green spaces with woodlands, intricately designed parks and play areas linked by footpaths and cycleways. A range of community facilities include a convenience store, library, nursery and primary school, as well as boasting a thriving bar and café, Bohemia, built within the grade II listed WW2 Watch Tower. More primary, a secondary and a special needs school will be added in the coming years with more retail spaces too. The nearest Doctors surgery can be found a mile away in nearby Alconbury. Alconbury Weald also has brilliant transport links, only 15 minutes away from Huntingdon train station which has direct trains to London Kings Cross taking 45 minutes, as well as great road connections to the north and south, as well as the west.



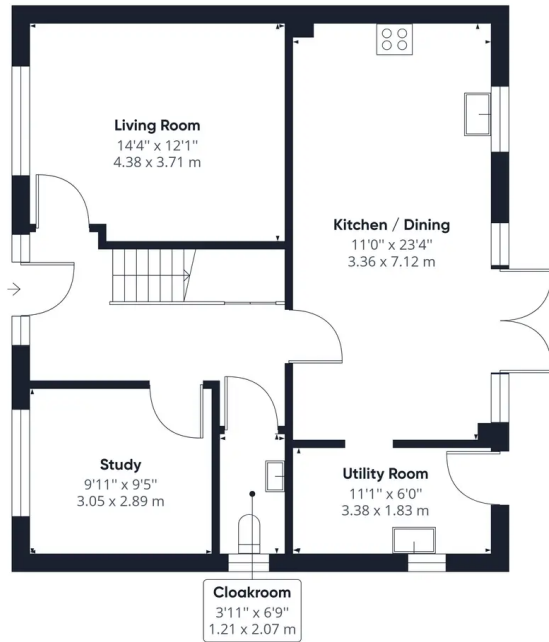




Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92+) <b>A</b>		<b>93</b>
(81-91) <b>B</b>	<b>85</b>	
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions		
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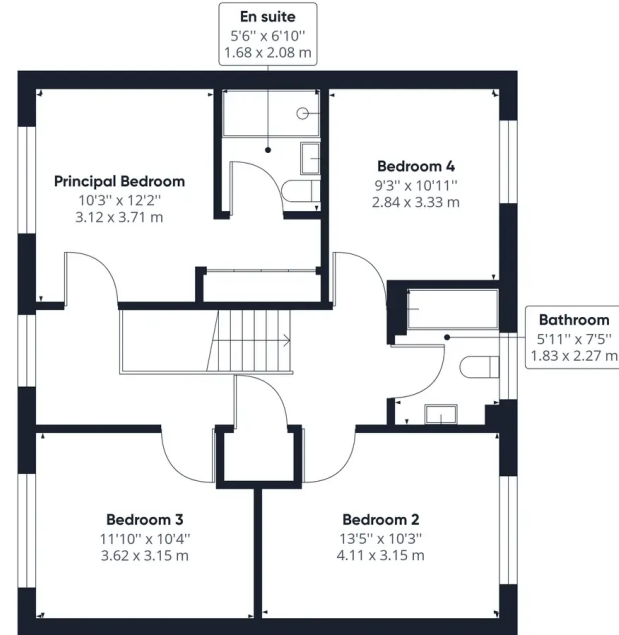
Ground Floor

Approximate total area<sup>(1)</sup>  
753.54 ft<sup>2</sup>  
70.01 m<sup>2</sup>

(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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Floor 1

Approximate total area<sup>(1)</sup>  
698.29 ft<sup>2</sup>  
64.87 m<sup>2</sup>

(1) Excluding balconies and terraces

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