



## 4 Grasmere, Huntingdon

In Excess of £425,000



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Huntingdon, Huntingdon

A detached four bedroom / two bathroom family home of 1437 sq/ft / 133 sq/metres with integral double garaging and pleasant South / Easterly facing rear garden. No forward chain. Council Tax band: E

Tenure: Freehold

- Detached family home offered with no forward chain.
- The Gross Internal Floor Area is approximately 1437 sq/ft / 133 sq/metres.
- Four bedrooms - all with fitted wardrobes.
- En-suite shower room, family bathroom and downstairs cloakroom.
- Double integral garage with power and lighting.
- Well maintained South / Easterly facing rear garden.
- Two reception rooms, separate utility room and conservatory.
- Easy access out onto the A1 / A14 road network.
- Short walk to Huntingdon Train Station.
- EPC: C.





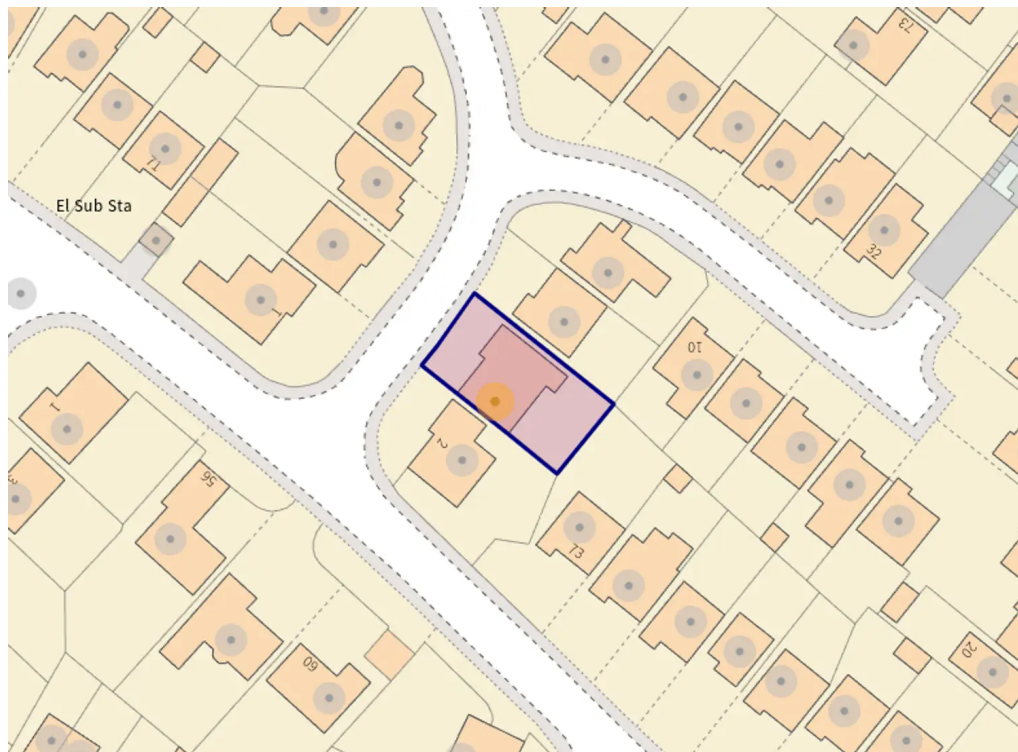
## INTRODUCTION

The property is situated in a cul-de-sac location, with a south / easterly facing rear garden and plenty of driveway parking to the front elevation. The entrance hall has an internal access door into the double width garage as well as a downstairs cloakroom. There are also double doors into the living room and a door into the kitchen / breakfast room. The living room has a lovely bay window to the front with doors into the dining room. The kitchen is well appointed with a range of cupboard units, breakfast bar area and NEFF appliances with a small utility room situated just off with appliance spaces. The conservatory is UPVC construction and a functional space with french doors into the rear garden. Upstairs the landing houses the airing cupboard and loft access. All four bedrooms are comfortable double rooms with the principal bedroom benefiting from an en-suite shower room as well as a further family bathroom.

## LOCATION

Situated within the highly sought after Stukeley Meadows area of Huntingdon offering quick and easy access to local schooling, amenities as well as the Train Station and Guided Busway. Within the Stukeley Meadows estate is the renowned Stukeley Meadows primary school as well as the local Tesco's Express, larger shops and supermarkets located within the Town Centre, within walking distance.





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92+) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	81
(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>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		70	81
(55-68) <b>D</b>			
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(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
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