



45 Crest Drive, Fenstanton
£460,000

 **Oliver James**
Property Sales & Lettings



45 Crest Drive

Fenstanton, Huntingdon

A detached home of 1252 sq/ft / 116 sq/metres with beautiful vaulted ceiling kitchen to the rear within the desired village of Fenstanton.

Council Tax band: E

Tenure: Freehold

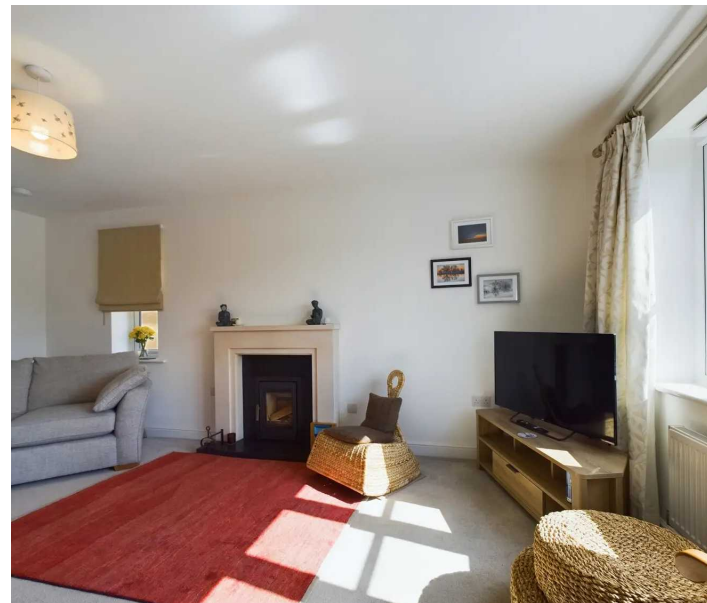
- Contemporary detached home.
- Four bedrooms.
- The Gross Internal Floor Area is approximately 1252 sq/ft / 116 sq/metres.
- Beautiful open plan kitchen / dining / family room with part vaulted ceiling.
- En-suite to principal bedroom, family bathroom and downstairs cloakroom.
- Single garage with power and lighting.
- A 15 minute drive to Huntingdon Train Station - fast lines into Kings Cross in 50 minutes.
- Easy access onto the A14 - into Cambridge in 20 minutes.
- Driveway parking for three vehicles.
- EPC: B.

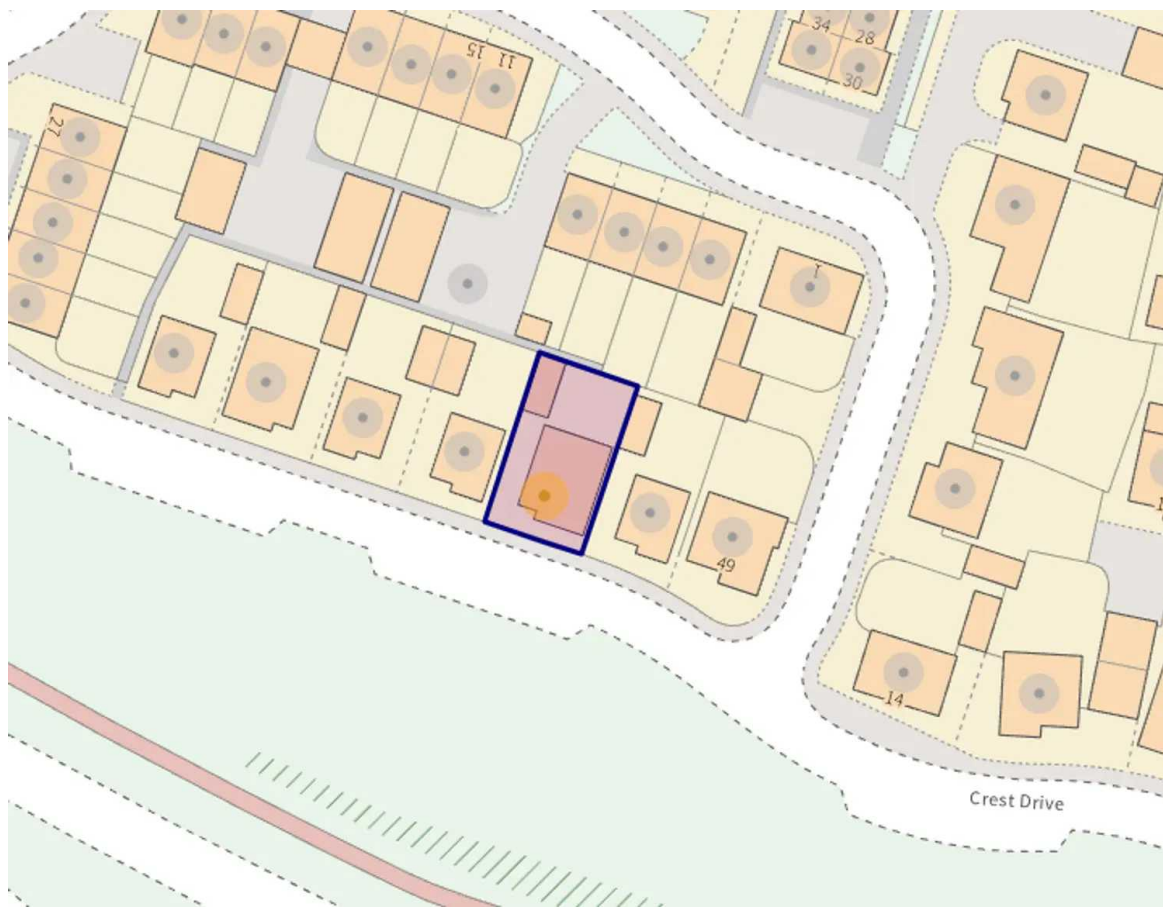




INTRODUCTION

The property is light and airy with a neutral décor throughout. The entrance hall has a handy cupboard under the stairs with a downstairs cloakroom situated just off next to a utility room with a door to the side and appliances spaces. The living room is double aspect with a window to the front and side and the current owner as had the addition of a inset log burner and surround fitted which is ideal for cold winter evenings. To the rear of the property spanning the full width is a lovely open plan kitchen / dining / family with part vaulted ceiling and four roof windows. There are bi folding doors to the garden, ideal for entertaining with a large central island and integrated appliances. Upstairs are four well proportioned bedrooms with the principal benefiting from an en-suite shower room and a range of built in wardrobes. The bathroom is well fitted with a contemporary, neutral suite. Externally there is a single garage and enclosed rear garden.





LOCATION

Fenstanton has an array of local shops and facilities, with an annual village sports day. It offers a doctor's surgery and pharmacy, Parish Church and Church Centre. There are also pubs and a well-regarded Gastropub, a Post Office, Nisa convenience store, car garage, family butchers, a bakery, takeaway, and a fish & chip shop. Further leisure facilities include a Bowls Club, Football Club, Scouts, outdoor gym/play areas, allotments. The nearby market town of St Ives offers various supermarkets, an array of independent retail outlets and some very highly-regarded restaurants and pubs. Transport - Access is easy to the A14, giving access to central Cambridge in around 20 minutes. The bus stop for the Cambridgeshire Guided Busway not far away and can get you into the centre of the city within an hour. It is about a 15 minute drive to Huntingdon Rail Station, which offers high-speed rail access to London from 50 minutes and to Peterborough from 15 minutes.

GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area is approximately 1252 sq/ft / 116 sq/metres.

ENTRANCE HALL

Composite door to front elevation. Wood effect flooring with inset doormat. Radiator. Storage cupboard.

CLOAKROOM

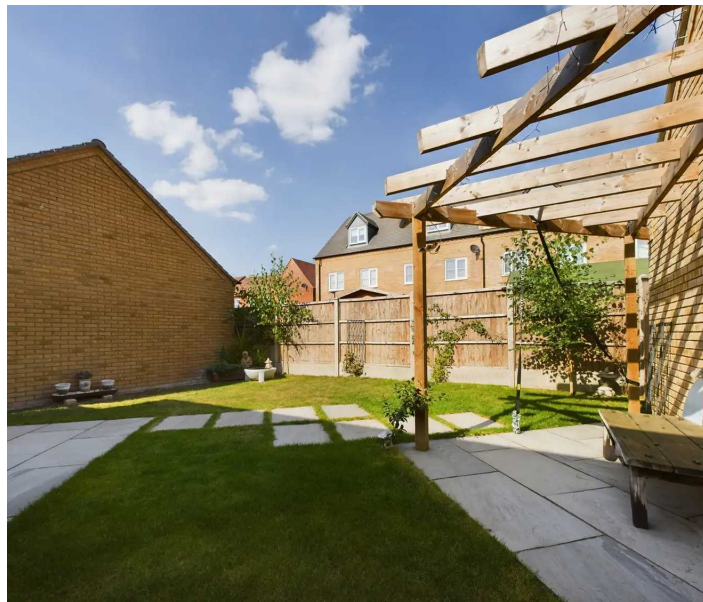
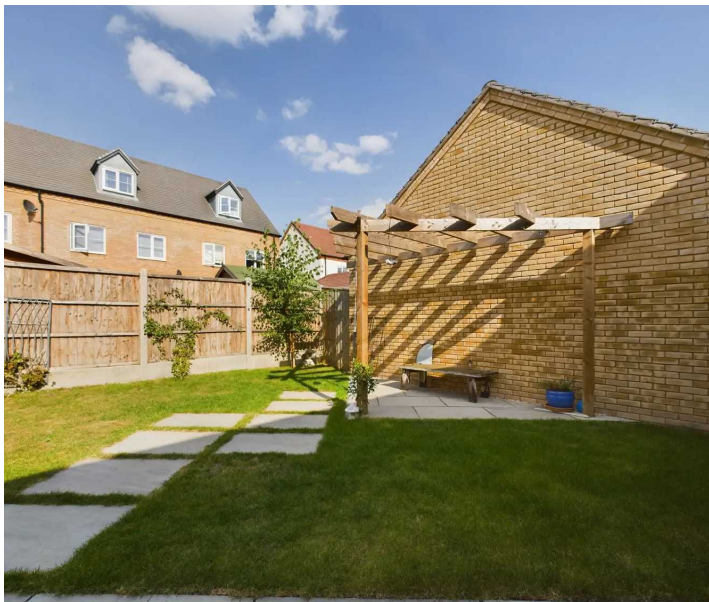
4' 6" x 5' 7" (1.37m x 1.70m)

Fitted with a two piece suite comprising low level WC and wash hand basin. Obscure UPVC window to front elevation. Wood effect flooring. Radiator.

LIVING ROOM

17' 9" x 11' 1" (5.41m x 3.38m)

UPVC window to front elevation. Two radiators. Inset multi fuel burner with stone surround and tiled hearth.





KITCHEN / DINING / FAMILY ROOM

13' 11" x 24' 2" (4.24m x 7.37m)

Fitted to one end with a range of wall and base mounted cupboard units with a granite effect work surface and central island. Four roof windows to rear elevation. UPVC bi folding doors to rear elevation. UPVC window to rear elevation. Integrated fridge / freezer, dishwasher, four ring gas hob with extractor over and electric oven and separate grill. Wood effect flooring. Two radiators.

UTILITY ROOM

9' 6" x 5' 7" (2.90m x 1.70m)

Fitted with base mounted cupboard units with a granite effect work surface. Composite door to side elevation. Radiator. Stainless steel sink with drainer. Plumbing for washing machine. Extractor fan. Wall mounted gas fired central heating boiler.

LANDING

Loft access. Radiator.

PRINCIPAL BEDROOM

11' 1" x 11' 4" (3.38m x 3.45m)

UPVC window to front elevation. Radiator. A range of built in wardrobes.

EN SUITE

4' 3" x 7' 9" (1.30m x 2.36m)

Fitted with a three piece suite comprising shower cubicle with tiled surrounds and shower over, low level WC and pedestal wash hand basin. Obscure UPVC window to side elevation. Radiator. Wood effect flooring. Extractor fan.

BEDROOM TWO

12' 7" x 9' 0" (3.84m x 2.74m)

UPVC window to front elevation. Radiator. Airing cupboard housing the hot water tank.



**BEDROOM THREE**

9' 3" x 7' 9" (2.82m x 2.36m)

UPVC window to rear elevation. Radiator.

BEDROOM FOUR

8' 11" x 8' 4" (2.72m x 2.54m)

UPVC window to rear elevation. Radiator.

BATHROOM

5' 11" x 7' 1" (1.80m x 2.16m)

Fitted with a three piece suite comprising panelled bath with tiled surrounds, low level WC and pedestal wash hand basin. Obscure UPVC window to rear elevation. Radiator. Extractor fan. Wood effect flooring.

EXTERNAL

To the side of the property is a driveway providing parking for up to three vehicles and gated access to the rear garden. The rear garden is smartly presented with a patio seating area and laid to lawn main garden, enclosed by timber fencing with a timber pergola.

GARAGE

19' 6" x 10' 0" (5.94m x 3.05m)

Up and over door to the front elevation. Power and lighting.

TENURE

The tenure of the property is freehold.

SERVICE CHARGE

The service charge for the estate equates to £10.39 a month.





AGENTS NOTES

These particulars whilst believed to be correct at time of publishing should be used as a guide only. The measurements taken are approximate and supplied as a general guidance to the dimensions, exact measurements should be taken before any furniture or fixtures are purchased. Please note that Oliver James Property Sales and Lettings has not tested the services or any of the appliances at the property and as such we recommend that any interested parties arrange their own survey prior to completing a purchase.

MONEY LAUNDERING REGULATIONS

In order to progress a sale, Oliver James will require proof of identity, address and finance. This can be provided by means of passport or photo driving licence along with a current utility bill or Inland Revenue correspondence. This is necessary for each party in joint purchases and is required by Oliver James to satisfy laws on Money Laundering.





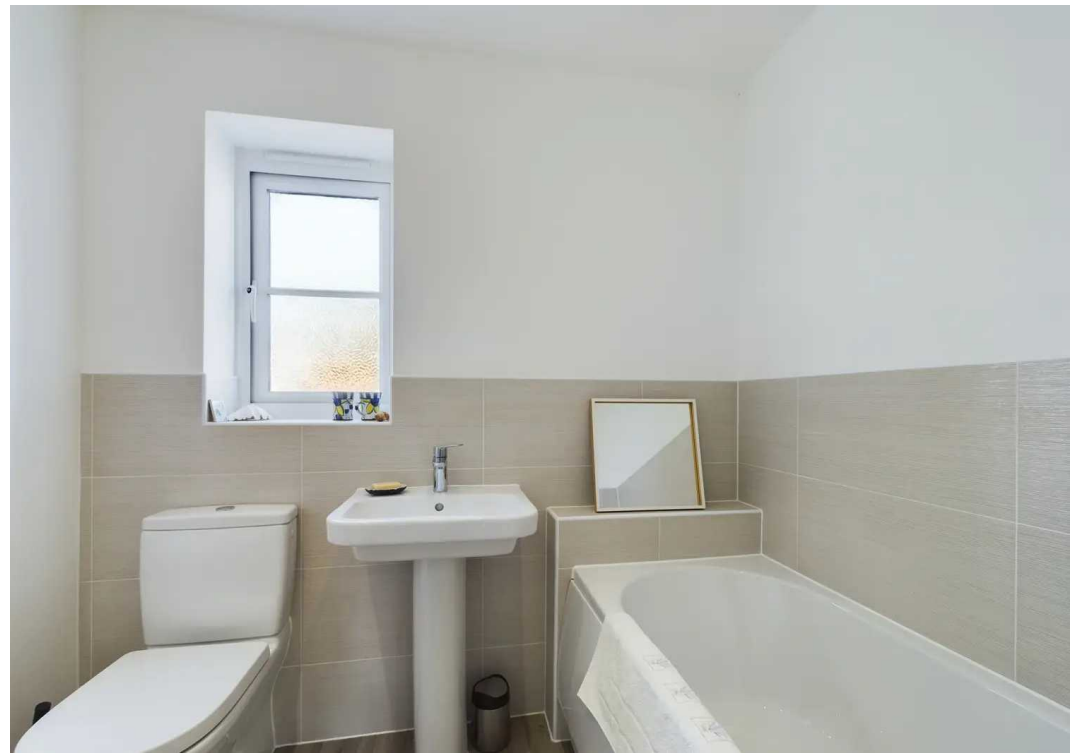
GARDEN

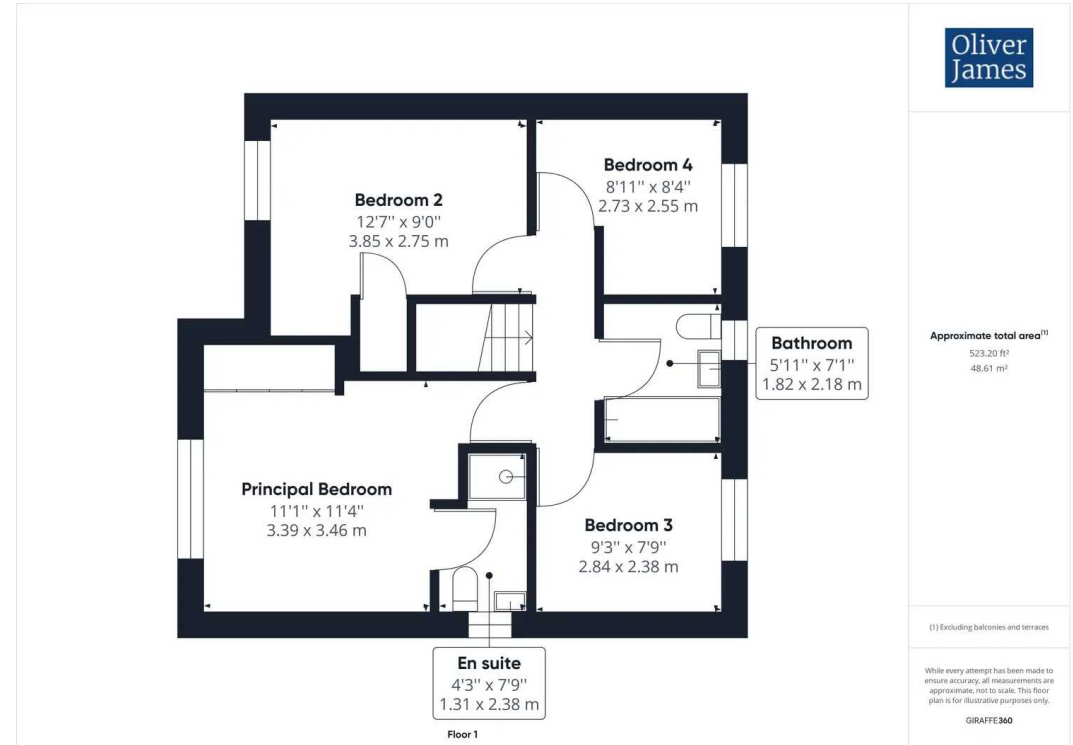
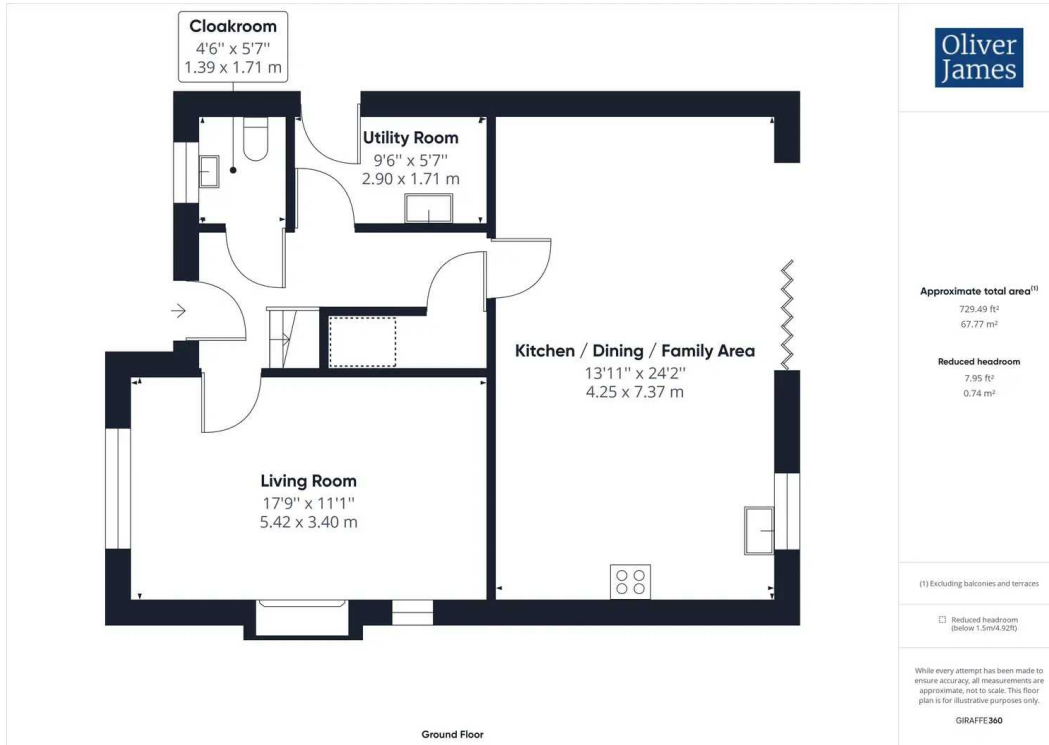
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DRIVEWAY

3 Parking Spaces

Hard standing driveway to the side of the property.







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