



34 Chestnut Close, Sawtry

Offers Over **£330,000**

 **Oliver James**
Property Sales & Lettings



34 Chestnut Close

Sawtry, Huntingdon

An updated, well positioned, two bedroom detached bungalow of 832 sq/ft (77 sq/metres) benefiting from a recently refitted kitchen and shower room. D...

Council Tax band: C

Tenure: Freehold

- Updated Detached Bungalow.
- Two Double Bedrooms.
- A Gross Internal Floor Area of Approximately 832 sq/ft / 77 sq/metres.
- Refitted Kitchen with Integrated Appliances.
- Extended UPVC Conservatory.
- Refitted Shower Room.
- Popular Village Location.
- Single Garage with Power & Lighting.
- EPC: D.





INTRODUCTION

Ideally positioned in the corner of chestnut close, this detached bungalow is located on a corner plot of 01.0 acres with a sunny south facing rear garden. The property has been cleverly extended with a UPVC conservatory to the front taking advantage of the quiet position and maximising the space within the living room. There is also a separate dining room and the kitchen has been upgraded with a smart range of cupboard units and fitted worksurface space. The two bedrooms are both double rooms with the principal bedroom benefiting from built-in wardrobes and there is also a recently upgraded shower room.

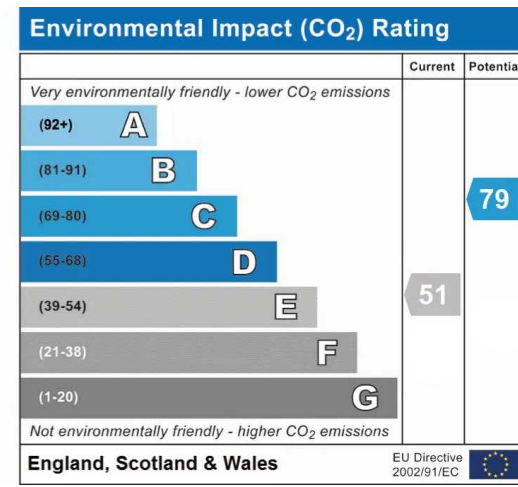
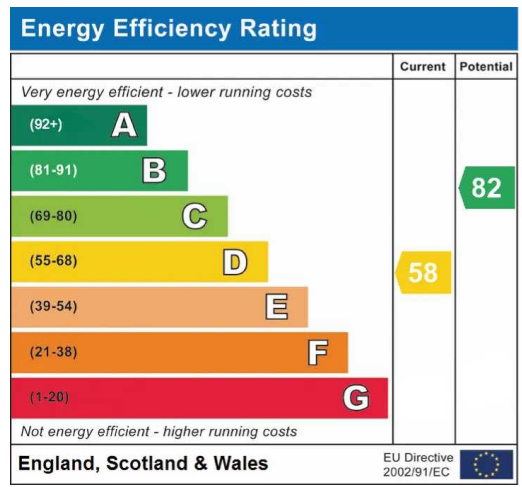
Tucked away within this quiet location you are able to walk to the co-op supermarket and doctors within 10 minutes as well as the variety of local shops within the centre of Sawtry.

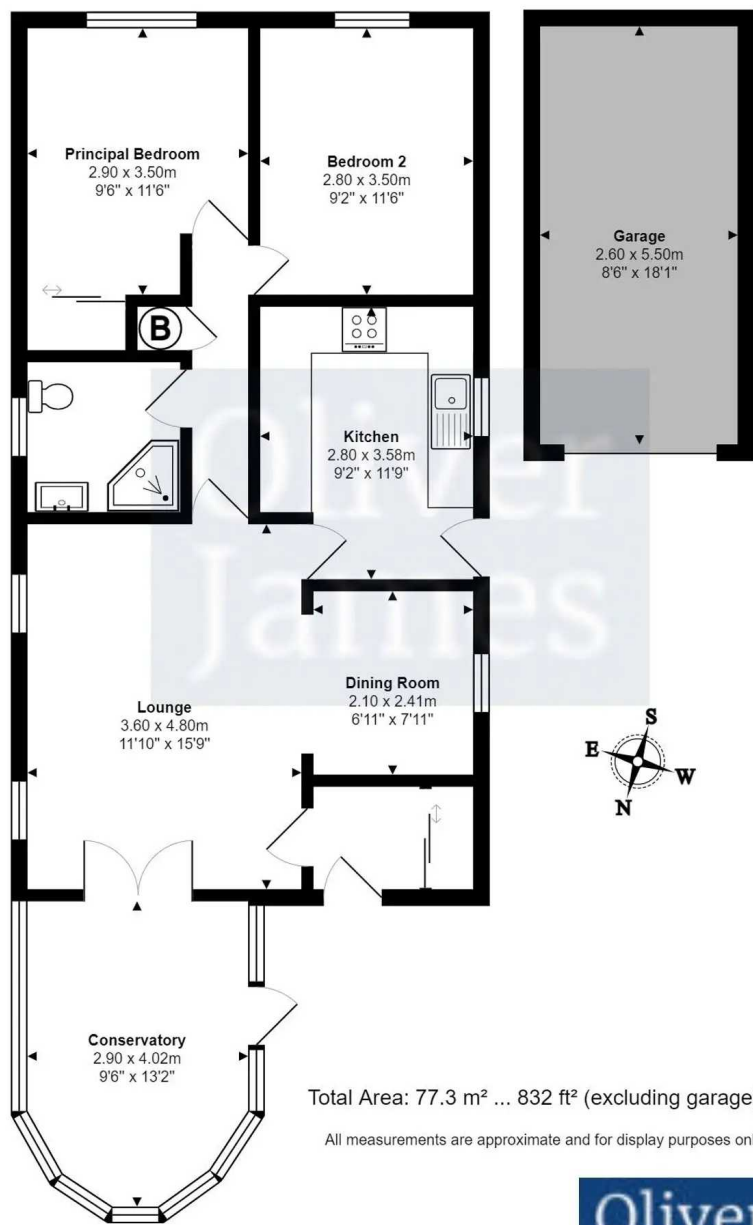
EPC Rating: D

LOCATION

Home to approximately 6000 people Sawtry is ideally located halfway between Huntingdon and the city of Peterborough with easy and quick access to the A1 and A14 road networks. Also situated within Huntingdon is the Train Station which provided a direct commuter service via a single stop at St Neots into Kings Cross in just 45 minutes. Located within Sawtry itself are many local amenities including a primary and secondary school, a leisure centre with a swimming pool and a variety of independent shops as well as a Co-op supermarket, doctor's surgery and post office.







Total Area: 77.3 m² ... 832 ft² (excluding garage)

All measurements are approximate and for display purposes only

