



## 12 The Sycamores, Bluntisham

Guide Price £500,000



## 12 The Sycamores

Bluntisham, Huntingdon

A substantial five bedroom / two bathroom detached home with double garage and south facing rear garden.

Council Tax band: E

Tenure: Freehold

- Extended detached family home.
- Five bedrooms / four reception rooms.
- Four piece family bathroom, en-suite shower room and downstairs cloakroom.
- Double garage with power and lighting.
- A quiet, end of cul-de-sac, location.
- Sought after village location with easy access to transport links.
- The total plot size is 0.13 acres.
- A wrap around south facing garden.
- The Property is sold with no forward chain.
- EPC: D.





## INTRODUCTION

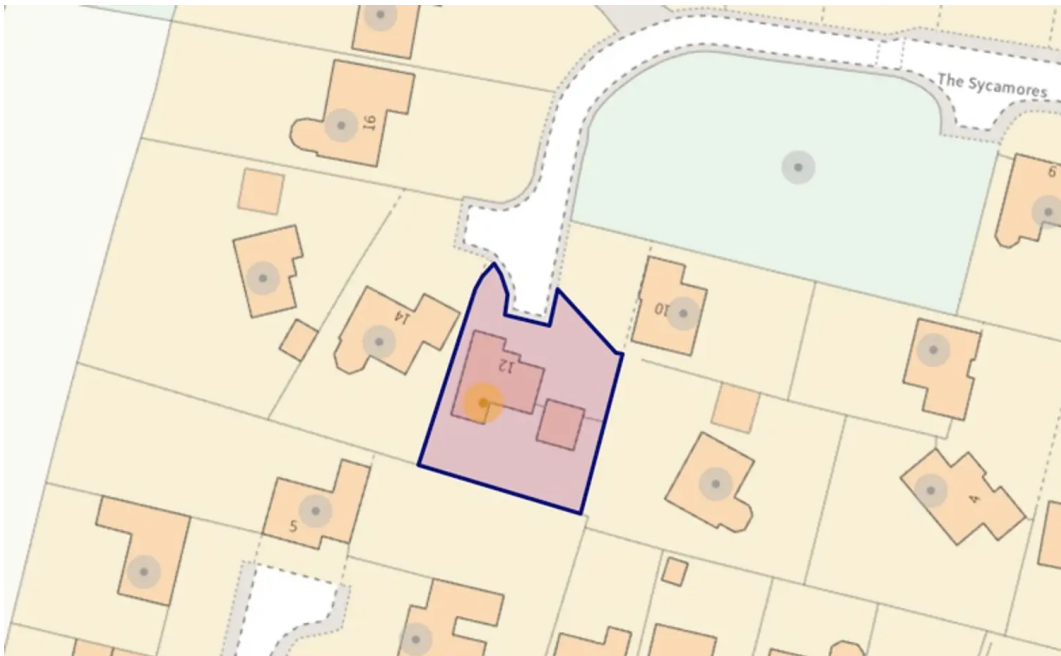
12 The Sycamores is located at the end of a quiet cul-de-sac overlooking a communal green to the front and benefiting from a sunny south facing garden to the rear. The accommodation has been extended to provide spacious and versatile accommodation totalling four reception rooms, five bedrooms and two bathrooms allowing for family life and the ability to work from home. The kitchen / breakfast / family room is the hub of the home providing a social space to entertain or to cook whilst watching children play in the garden. The double garage is situated to the side of the property and benefits from power and lighting attached creating an option for conversion, subject to consent, depending on an owners requirements. Bluntisham has a lovely sense of community and all of the local village amenities are within walking distance as well as the large towns of St ives and Huntingdon only a short drive away.

**EPC Rating: D**

## LOCATION

Bluntisham lies approximately 8 miles (13 km) east of Huntingdon and benefits from being on the guided bus route to Cambridge as well as within 20 minutes drive of Huntingdon with the fast train to London in just 45 minutes. Local amenities within the village include a village shop, pub, garage and primary school.





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>		
(55-68)	<b>D</b>	65	75
(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>		
(55-68)	<b>D</b>	57	68
(39-54)	<b>E</b>		
(21-38)	<b>F</b>		
(1-20)	<b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England, Scotland &amp; Wales</b>		EU Directive 2002/91/EC	

