



19 Low Road, Little Stukeley

Guide Price £800,000

 **Oliver James**
Property Sales & Lettings



19 Low Road

Little Stukeley, Huntingdon

A very special, uniquely versatile, family home of 2713 sq/ft / 252 sq/metres set in a well balanced plot of 0.24 acres, with a west facing garden, double garage and large driveway.

Council Tax band: D

Tenure: Freehold

- The Gross Internal Floor Area is approximately 2713 sq/ft / 252 sq/metres.
- A total plot size of 0.24 acres.
- Two en-suite shower rooms, cloakroom and family bathroom.
- Stunning open plan kitchen / dining / living area with bi-folding doors to the garden.
- Double garage with power & lighting.
- Detached garden office/gym measuring 9' 8" x 11' 6" (2.94m x 3.50m) with power & lighting.
- Contemporary detached family home.
- Five bedrooms - one of which is downstairs with an en-suite.
- Village location yet easy access Huntingdon & road networks.
- EPC: C.



INTRODUCTION

A thoughtfully refurbished family home, finished to an exceptional specification ideally located in a highly sought after village yet close to the amenities within Huntingdon. Accessed via electric gates to the front you are immediately struck by the aesthetically pleasing full height windows to the front elevation with a light and airy entrance hall greeting you and oak/glass staircase leading to the first floor. The hub of the home is the open plan, kitchen/dining/living area with bi-folding doors to the garden, ideal for entertaining guests and enjoying the southerly facing rear garden. There is also a study, utility room and bedroom with en-suite downstairs, ideal for multi generational living. Upstairs is the principal bedroom which has bespoke fitted wardrobes, a large en-suite as well as a balcony overlooking the fields to the rear. There are three further bedrooms as well as a large family bathroom upstairs. Linked to the side of the property is a double garage with power and lighting.

LOCATION

Although an idyllic, peaceful setting situated along the desired Low Road within Little Stukeley, the property benefits from quick and easy access to the A14/A1 road networks as well as being a five minute drive from Huntingdon Town Centre with its range of amenities including a cinema complex, supermarkets and a range of High Street shops as well as Huntingdon Train Station with a fast line to London Kings Cross in just 45 minutes.

GROSS INTERNAL FLOOR AREA

The Gross Internal Floor Area is approximately 2713 sq/ft / 252 sq/metres.





FURTHER NOTES

The heating is fired by mains gas and is underfloor downstairs with radiators upstairs. There is an electric car charging point which is included within the sale. There are CCTV cameras which are included within the sale. The property has been finished externally with K-Rend, a breathable, durable render. All windows, heating and electrics were newly installed in 2019.

ENTRANCE HALL

Composite door to front elevation. Wood effect flooring. Solid oak and glass staircase to first floor. Downlights.

OFFICE

Dimensions: 12' 5" x 11' 5" (3.78m x 3.48m). UPVC window to front elevation. Wood effect flooring. Radiator.

CLOAKROOM

Dimensions: 4' 10" x 4' 7" (1.47m x 1.40m). Fitted with a two piece suite comprising low level WC and wash hand basin with vanity cupboard underneath. Tiled surrounds. Tiled flooring. Downlights.

KITCHEN / DINING / LIVING AREA

Dimensions: 42' 6" x 22' 6" (12.94m x 6.85m). Fitted extensively to one end of the room with a range of base and wall mounted cupboard units and central island with quartz work surface over, inset plug sockets and USB points. Integrated double oven (one combi and one steam) and warmer with five ring induction hob with extractor hood over. Integrated fridge-freezer and dishwasher. Sink and drainer unit. Inset contemporary flame effect electric fire. Wood effect flooring. Three bi-fold doors to rear elevation.





UTILITY ROOM

Dimensions: 8' 2" x 15' 2" (2.49m x 4.62m). Fitted with a range of base and wall mounted cupboard units with quartz worksurface. UPVC doors to front and rear elevations. Space for fridge-freezer. Plumbing for washing machine. Space for tumble drier. Wood effect flooring. Radiator. Extractor fan. Double built in cupboard housing the gas fired central heating boiler, hot water tank and consumer unit.

BEDROOM TWO

Dimensions: 11' 11" x 12' 9" (3.63m x 3.88m). UPVC window to front elevation. Built in wardrobe. Wood effect flooring.

GUEST EN-SUITE SHOWER ROOM

Dimensions: 4' 7" x 7' 0" (1.40m x 2.13m). Fitted with a three piece suite comprising shower cubicle with mixer shower attachment, rainfall shower head and tiled surrounds, low level WC and wash hand basin with vanity cupboard underneath. Tiled flooring.

LANDING

A light and airy landing space with full height UPVC window to front elevation. Downlights. Loft access.

PRINCIPAL BEDROOM

Dimensions: 16' 11" x 15' 5" (5.15m x 4.70m). UPVC window to rear elevation. UPVC door to decked balcony with glass surround. A range of built in wardrobes. Radiator.

EN-SUITE SHOWER ROOM

Dimensions: 7' 3" x 9' 7" (2.21m x 2.92m). Fitted with a three piece suite comprising double shower cubicle with rainfall shower head and mixer shower attachment, low level WC and wash hand basin with vanity cupboard underneath. Chrome heated towel rail. Tiled flooring. Obscure UPVC window to rear elevation.





BEDROOM THREE

Dimensions: 18' 6" x 10' 3" (5.63m x 3.12m). UPVC window to rear elevation. Radiator.

BEDROOM FOUR

Dimensions: 17' 0" x 10' 3" (5.18m x 3.12m). UPVC window to front elevation. Radiator.

BEDROOM FIVE

Dimensions: 12' 3" x 15' 5" (3.73m x 4.70m). UPVC window to rear elevation. Radiator.

BATHROOM

Fitted with a three piece suite comprising panelled bath with shower over and rainfall shower head, low level WC and wash hand basin with vanity cupboard underneath. Chrome heated towel rail. Tiled flooring. Extractor fan. Roof window to rear elevation.

EXTERNAL

Large patio area. BBQ area situated underneath a pergola. External power and tap. Electric charging point.

DOUBLE GARAGE

Dimensions: 21' 4" x 19' 4" (6.50m x 5.89m). Electric roller doors to front elevation. Door to rear elevation. Power and lighting.



EXTERNAL

The property sits centrally on a plot which is fully enclosed by a mixture of hedging, trees and timber fencing. Accessed to the front by an electric gate the property has block paved parking for numerous vehicles to the front elevation with lawned surrounds. Gated access leads to the rear which is to the main laid to lawn with a large raised patio seating area, external lighting and power as well as an external tap.

OFFICE / GYM

Dimensions: 9' 8" x 11' 6" (2.94m x 3.50m). A timber office with power and lighting. Bi folding doors to the front elevation.



TENURE

The Tenure of the Property is Freehold.

COUNCIL TAX

The council tax band is D.

AGENTS NOTES

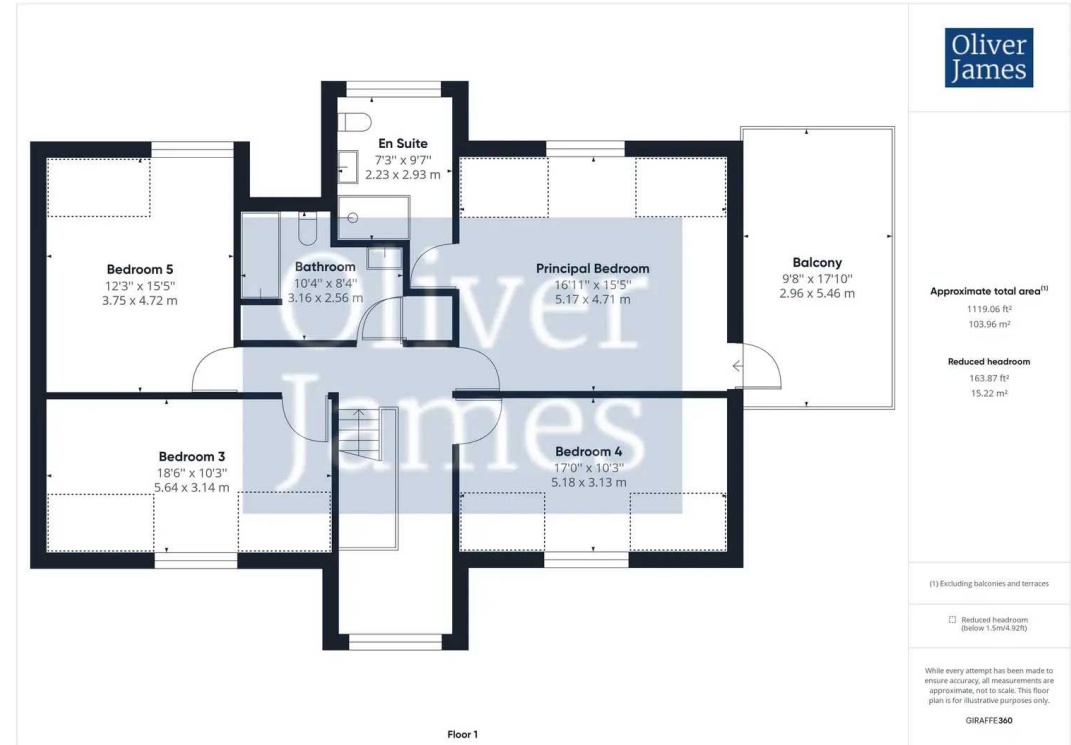
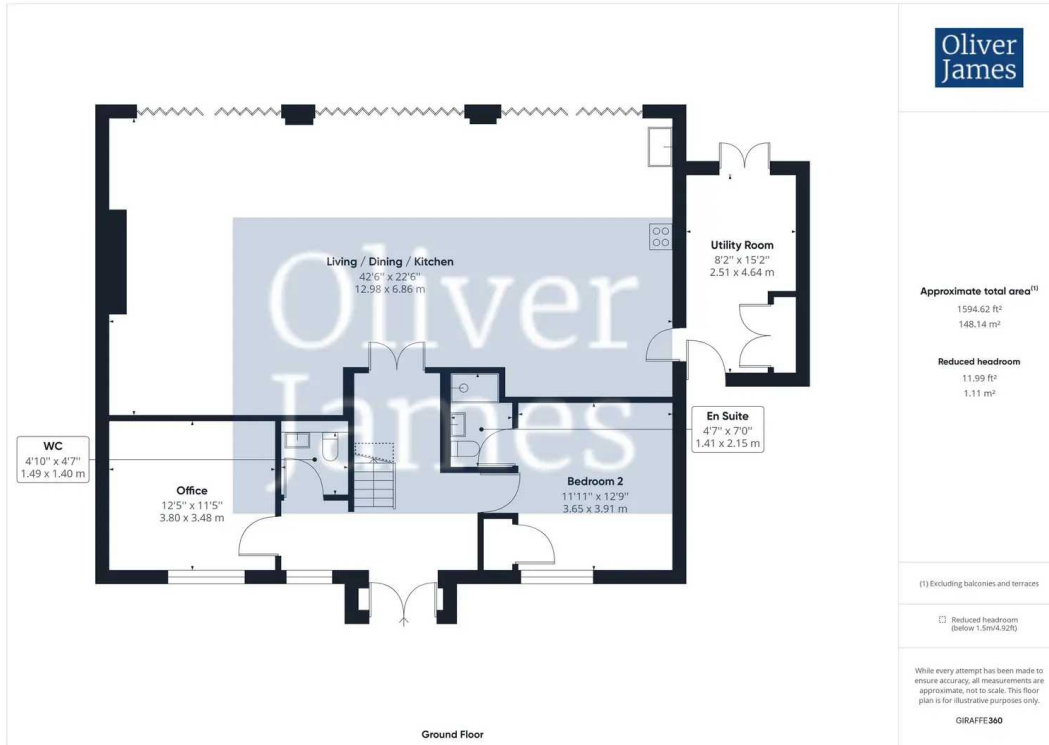
These particulars whilst believed to be correct at time of publishing should be used as a guide only. The measurements taken are approximate and supplied as a general guidance to the dimensions, exact measurements should be taken before any furniture or fixtures are purchased. Please note that Oliver 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.









Oliver James Property Sales & Lettings

Oliver James Property Sales & Lettings, 1 George Street - PE29 3AD

01480 458762

enquiries@ojproperty.co.uk

www.ojproperty.co.uk

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