



Durham Close, Sawtry Huntingdon
£390,000 Freehold

**Sharman
Quinney**

Key Features



- Vacant-No Upward Chain
- Four Bedrooms
- En-Suite Shower Room + Family Bathroom
- Two Reception Areas plus Conservatory
- Kitchen + Utility Room

A good size solidly built detached family home on a generous corner plot in a quiet cul-de-sac in the heart of the popular village of Sawtry with easy access to the A1 and A14, Peterborough, Huntingdon and Cambridge and rail links to London. It is vacant with no upward chain and has the potential to be upgraded and extended.

The well proportioned layout is arranged around centrally located stairs and comprises entrance porch, entrance hall with doors to the lounge, utility and cloakroom; the lounge leading past the stairs to the dining area and south facing conservatory which runs the width of the house and opens onto the rear garden.

Good size kitchen with solid wooden door fitted units and large under stairs pantry.



The first floor landing has doors to four good size bedrooms, main bathroom (bath with shower over, toilet sink and cupboard), and airing cupboard. The main bedroom is ensuite with shower, toilet, sink and cupboards.

The property is fully double glazed with cavity wall insulation and boarded and insulated attic.

Outside frontage has open aspect with double driveway to detached double garage that has power and boarded loft and with potential for conversion to an office or workshop. Wide gated side access to rear garden which is laid to lawn with borders and patio seating area, shed and greenhouse.

Entrance Porch - 7'9" x 4'7"

Entrance Hall - 7'3"max x 5'3"max

Downstairs Cloakroom - 11'5"max x 2'7"max

Lounge Area - 16'7"max x 14'9"max (l/shaped room)

Dining Area - 12'5"max x 10'7"max (including stairs)

Conservatory - 21'5"max x 12'8"max (l/shape)

Kitchen - 12'5"max x 8'5"max

Utility Room - 7'8"max x 7'3"max

First Floor Landing:

Bedroom 1 - 15'1" x 8'7"

En-suite - 8'5"max x 5'2"max

Bedroom 2 - 11'8" x 8'4"

Bedroom 3 - 11'1" x 8'7"



Bedroom 4 - 8'9" x 6'3"
Family Bathroom - 7'1"max x 5'1"max
Original Double Garage:
Garage + Workshop/Office Space - 17'1"max x
16'6"max

To view this property call Sharman Quinney on:
01733 245400

Selling your property?

Contact us to arrange a **FREE** home valuation.

 01733 245400

 Unit 19 Maltings Square, Broadway Shopping Centre, Yaxley, PE7 3EW

 yaxley@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: YAX203574 - 0003

