



Sunfield Road, Bury Huntingdon  
**£400,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Walking Distance to Bury CofE Primary School
- Desirable Village Location
- Garage and Driveway
- Solar Panels
- 17 Foot Games Room with Hot and Cold Air Conditioning

## Ground Floor

Entrance Hall  
Leading to;

Lounge - 11'0" Max x 14'8" Max (3.35m Max x 4.47m Max)  
Featured fireplace with window to front.

Dining Room - 8'9" x 8'9" (2.67m x 2.67m)  
Window to rear.

Kitchen - 8'0" x 10'0" max (2.44m x 3.05m Max)  
Fitted with a matching range of base and eye-level units with window to rear.

Utility Room - 11'2" x 7'1" (3.40m x 2.16m)  
Window to side with sliding doors to the garden.





## First Floor

Master Bedroom - 13'0" x 10'9" Max (3.96m x 3.28m Max)

Built-in wardrobe with window to front.

Bedroom 2 - 10'9" Max x 10'8" Max (3.28m Max x 3.25m Max)

Built-in wardrobe with window to rear.

## Family Bathroom

Fitted with a three-piece suite and comprising of a double shower, wash hand basin, low-level-WC and window to rear.

Bedroom 3 - 10'0" Max x 7'1" (3.04m Max x 2.16m)

Window to front.

## Extension

### Ground Floor

## Entrance Hall

Leading to

Kitchen - 6'9" x 9'2" (2.06m x 2.79m)

Fitted with a matching range of base and eye-level units with window to side.

Lounge/Diner - 11'0" x 13'0" (3.35m x 3.96m)

Window to rear and leading to;

Conservatory - 9'5" x 12'6" (2.87m x 3.81m)

French doors leading to the garden.

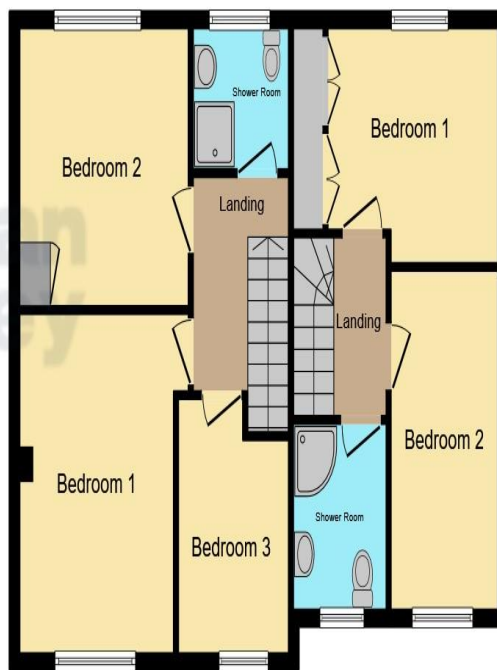
## First Floor

Master Bedroom - 11'0" + Wardrobe x 9'1" Max  
(3.35m + Wardrobe x 2.77m Max)





**Ground Floor**



**First Floor**

Window to rear.

#### Shower Room

Newly fitted and comprising of a three-piece suite. Comprising of a double shower, wash hand basin, low-level-WC and window to front.

Bedroom 2 - 12'9" x 6'9" (3.89m x 2.06m)

Window to front.

#### Outside

Games Room - 17'2" x 14'2" (5.23m x 4.31m)

Multifunctional room that is fully insulated and providing hot and cold air conditioning with door to front.

Hot Tub Room - 9'3" x 10'9" (2.82m x 3.28m)

French doors to front housing the Hot Tub.

#### Front Garden

The front of the property offers a generous driveway enabling parking for multiple cars along with a Single garage and electrical double sockets.

#### Rear garden

The private rear enclosed garden offers a mature apple tree with astroturf to rear. The large patio area offers a spacious seating area.

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

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