



## Pathfinder Way, Warboys Huntingdon

**Price: Freehold £425,000**

- 22' Living Room & Separate Dining Room
- Over 2000 sqft
- Downstairs Cloakroom & Utility
- Ensuite & Jack and Jill Bathroom
- Double Garage & Driveway
- 16 Solar Panels
- Popular Cul De Sac Location
- No Onward Chain

EPC Rating: C



Entrance door to:

#### Entrance Hall

Generous entrance hall which has stairs to the first floor landing, a large understairs storage cupboard and has access into the dining room, lounge and kitchen.

#### Dining Room

10'10" x 9'8" Double glazed window to front aspect, radiator.

#### Lounge

22'4" x 11'6" A spacious dual aspect room with double glazed windows to the front, rear and side, double glazed patio door to the rear, Feature fireplace and radiator.

#### Kitchen

13'3" x 10'10" Fitted with a good range of wall and base unit cupboards and drawers with worksurface to compliment. Integrated fridge, dishwasher and range cooker. Double glazed window to rear, down-lighters to the ceiling and kitchen units, radiator. Door through to:

#### Utility Room

Fitted with matching wall and base units with worksurface to compliment, wall mounted gas boiler, plumbing for washing machine, external door to the garden and door to:

#### Downstairs Cloakroom

Fitted with a low level WC and pedestal wash hand basin.

#### First floor landing

has access to the master bedroom and bedrooms four and five, double glazed window to the front aspect.

#### Master Bedroom

22'5" (max into the dressing area) x 11'6 max. Dual aspect room with double glazed windows to both front and rear, radiator, two built in double wardrobes in the dressing area

and a door to:

#### En-suite

Fitted with a large double walk in shower cubicle. Low level WC, pedestal wash hand basin, radiator and double glazed frosted window to the rear.

#### Bedroom Four

11'2" x 9'8" Double glazed window to the rear, radiator and built in double wardrobe.

#### Bedroom Five

9'8" x 8'9" Double glazed window to the front, radiator.

#### Family Bathroom

Fitted with a four piece suite comprising of walk in shower cubicle, panelled bath, pedestal wash hand basin, low level WC, radiator and double glazed frosted glass window to the rear.

#### Second Floor Landing

Access to bedrooms two and three and double glazed window to front aspect. Access to further storage in boarded loft space.

#### Bedroom Two

17'6" x 11'5" Double glazed window to the front aspect, radiator, three built in mirror fronted wardrobes and a door to the Jack and Gill en-suite shower room.

#### Bedroom Three

22'6" x 9'9" Double glazed window to the front, radiator and door to the Jack and Gill en-suite shower room.

#### Shower Room

Fitted with a walk in shower cubicle, low level WC, pedestal wash hand basin, radiator and double glazed frosted window to the rear.



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: RAM203310 - 0005