

Moat Close, Colne, Huntingdon, PE28 3NU

Popular Village Location - Modern Detached House - 4 Bedrooms - 2 Reception Rooms - Kitchen & Utility - First Floor Bathroom, En Suite & Ground Floor WC - Enclosed Front & Rear Gardens - Driveway & Garage - Viewings Recommended (01354) 696700

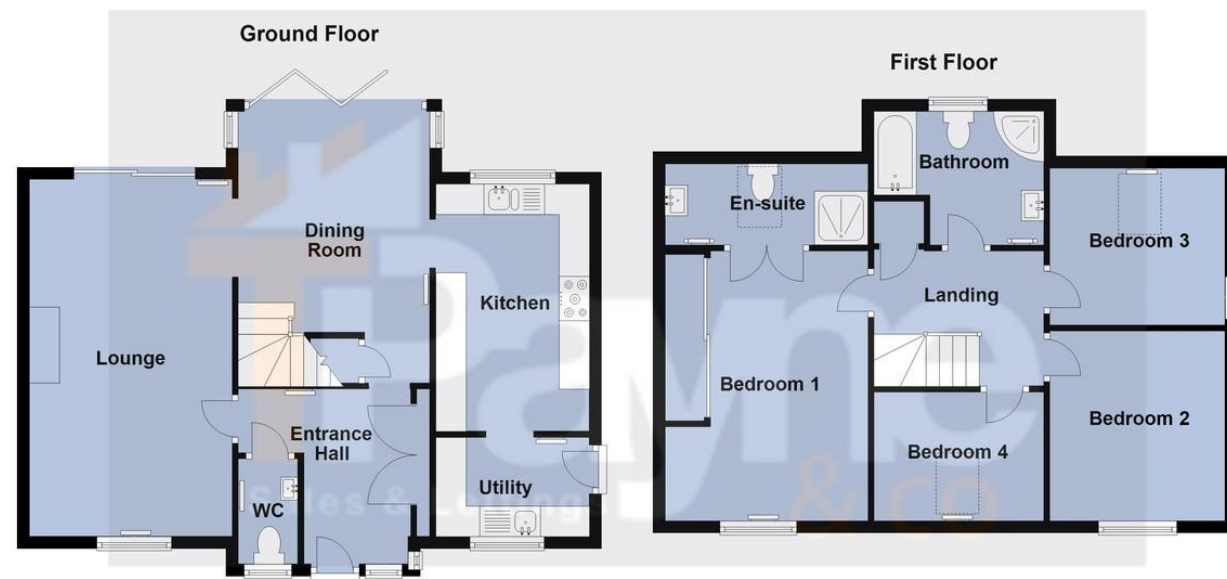
£450,000

Ground Floor

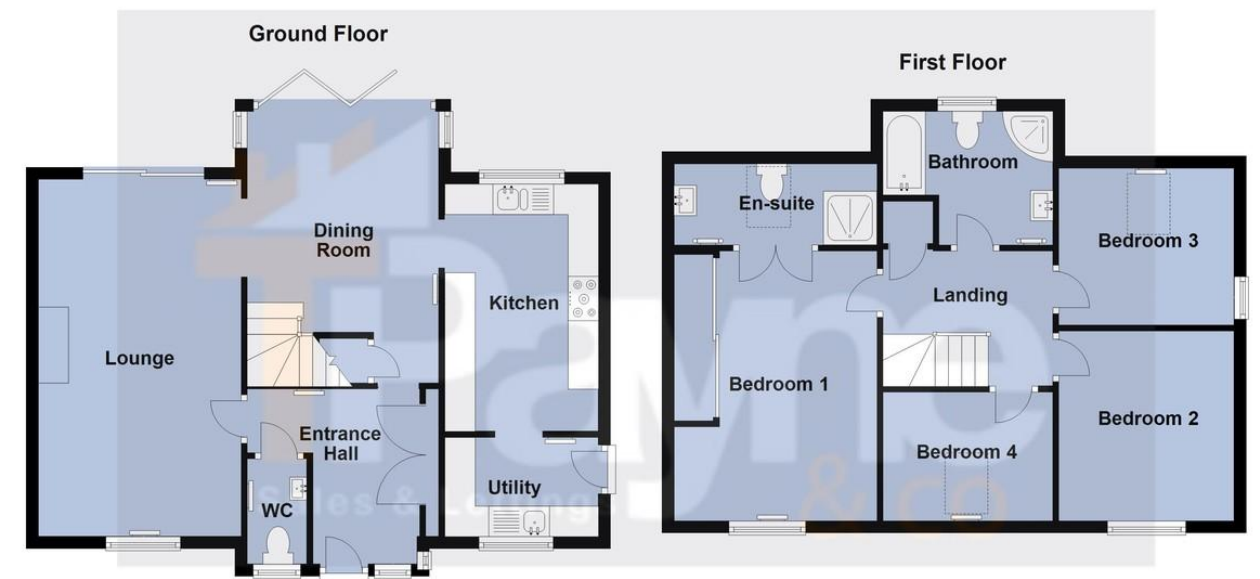
Approx. XXX

First Floor

Approx. XXX



Plans are for representational purposes only
Plan produced using PlanUp.



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Total area: approx. ()

Agents Note:

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Ground Floor

Entrance Hall

Entrance door, double glazed window to front and side, double door storage cupboard, radiator and laminate flooring.

Kitchen 4.07m (13'4") x 2.79m (9'2")

Fitted with a matching range of

base and eye level units with worktop space over, rangemaster oven with extractor hood over, 1+1/2 bowl stainless steel sink with tiled splashbacks, built-in dishwasher, space for fridge/freezer, vinyl flooring, ceiling spotlights and double-glazed window to rear.

Utility 2.23m (7'4") x 1.63m (5'4")

Fitted with a matching range of base units, stainless steel sink with tiled splashbacks, plumbing for washing machine, space for tumble dryer, radiator, vinyl flooring, double glazed window to front and double glazed door

to side.

Lounge 5.88m (19'3") x 3.34m (10'11")

Double glazed window to front, double glazed sliding door to rear, fireplace, two radiators, laminate flooring and ceiling spotlights.

Dining Room

4.47m (14'8") x 2.87m (9'5")

Two double glazed windows to side, double glazed bi fold door to rear, storage cupboard, radiator and stairs to first floor.

WC

Fitted with two-piece suite comprising, wash hand basin and low-level WC, tiled splashbacks, radiator, vinyl

flooring, ceiling spotlights and double-glazed window to front.

First Floor

Landing

Airing cupboard.

Bedroom 1 4.39m (14'5") x 3.34m (10'11")

Double glazed window to front,



sliding door fitted wardrobes, radiator, ceiling spotlights.

En-suite
Fitted with three-piece suite comprising with shower cubicle, vanity wash hand basin and low-level WC, tiled walls, skylight, heated towel rail, tiled flooring and ceiling spotlights.

Bedroom 2 3.12m (10'3") x 2.84m (9'4")
Double glazed window to front, radiator and ceiling spotlights.

Bedroom 3 2.84m (9'4") x 2.59m (8'6")
Double glazed window to side, skylight, radiator and ceiling spotlights.

Bedroom 4 2.88m (9'5") x 2.12m (6'11")



Skylight, radiator and ceiling spotlights.

Bathroom
Fitted with four-piece suite comprising bath with hand shower attachment over, vanity wash hand basin and low-level WC, shower cubicle, tiled walls, heated towel rail, tiled flooring, ceiling spotlights and double-glazed window to rear.

Outside
The property has a driveway to the front which leads to the single garage. There is an enclosed front and rear garden which are both mainly laid to lawn with plants and shrubs. The rear garden also has two patio areas.

EPC - TBC



Call to arrange a
Viewing

01354 696700



Agents Notes:

TPayne & Co
SALES & LETTINGS