



HARVEY ROBINSON

Offers In Excess Of
£300,000

22 Pople Drive

Alconbury Weald, PE28 4XU

Harvey Robinson Estate Agents in Huntingdon are thrilled to present this beautifully maintained three-bedroom semi-detached home, ideally situated in the highly desirable Alconbury Weald development.

Built in 2017, this modern and stylish property offers a thoughtfully designed layout, beginning with a bright and welcoming entrance hall, a handy cloakroom, and a contemporary fitted kitchen. At the heart of the home is a generous open-plan 'L'-shaped lounge/diner, perfect for entertaining or relaxing, with seamless access to the private rear garden.

Upstairs, the property boasts two spacious double bedrooms, each benefiting from built-in wardrobes, along with a well-proportioned third bedroom and a modern family bathroom.

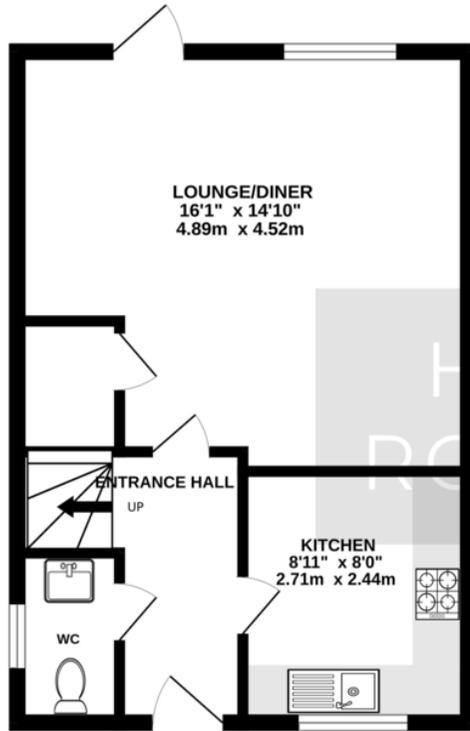
Outside, the home continues to impress with rarely available off-road parking for multiple vehicles and a private, South-Easterly facing rear garden. The outdoor space is ideal for enjoying the sun and features a patio area and a timber shed for additional storage.

This is a must-see property to fully appreciate everything it has to offer. For more information or to arrange your viewing, please contact our Huntingdon office today.

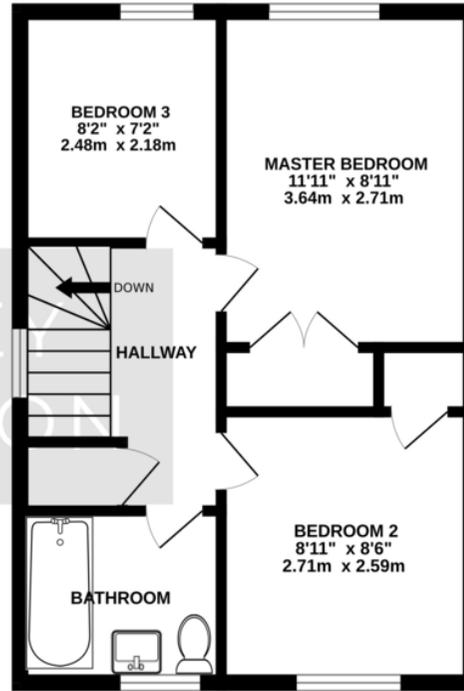




GROUND FLOOR
380 sq.ft. (35.3 sq.m.) approx.



1ST FLOOR
380 sq.ft. (35.3 sq.m.) approx.



TOTAL FLOOR AREA: 760 sq.ft. (70.6 sq.m.) approx.
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FAQs

Tenure: Freehold
Council tax Band: B
Estate Charge: £375 per annum
Age of Property: 2017
Vendors Onward Movements: Upsizing
Rear Aspect: South East
Primary School Catchment: Ermine Street Academy
Secondary School Catchment: Sawtry
Water Meter: Yes
Age of Boiler: 2017, serviced
Loft: Part boarded
What3Words://agenda.dried.astounded

Score	Energy rating	Current	Potent
92+	A		97
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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