



HARVEY ROBINSON

Offers In Excess Of

£425,000

5 Peccle Close

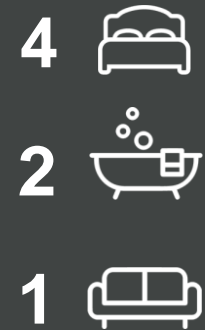
Alconbury Weald, PE28 4GB

Harvey Robinson Estate Agents in Huntingdon are delighted to offer for sale this immaculately presented four-bedroom detached family home, located in the highly sought-after new development of Alconbury Weald.

The property provides spacious and modern accommodation throughout, making it an ideal home for families or professionals. Upon entering the property, you are welcomed into a bright and inviting entrance hall, which leads to a convenient cloakroom and a generously sized lounge, perfect for relaxing and entertaining.

The heart of the home is the stylish and contemporary kitchen/dining area, which offers ample space for family meals and social gatherings. Upstairs, the property boasts four well-proportioned bedrooms. The master bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a modern family bathroom.

Externally, the home features a private and enclosed rear garden, providing a safe and enjoyable outdoor space for children





## FAQs

Built: 2021

Council Tax: Band E

Management Company: Encore

Charges: £400 per year

Current Owner: Owned for 18 Months

Reason For Moving: Downsizing

If looking at property from front the boundary is the left hand side

Water Meter: Yes

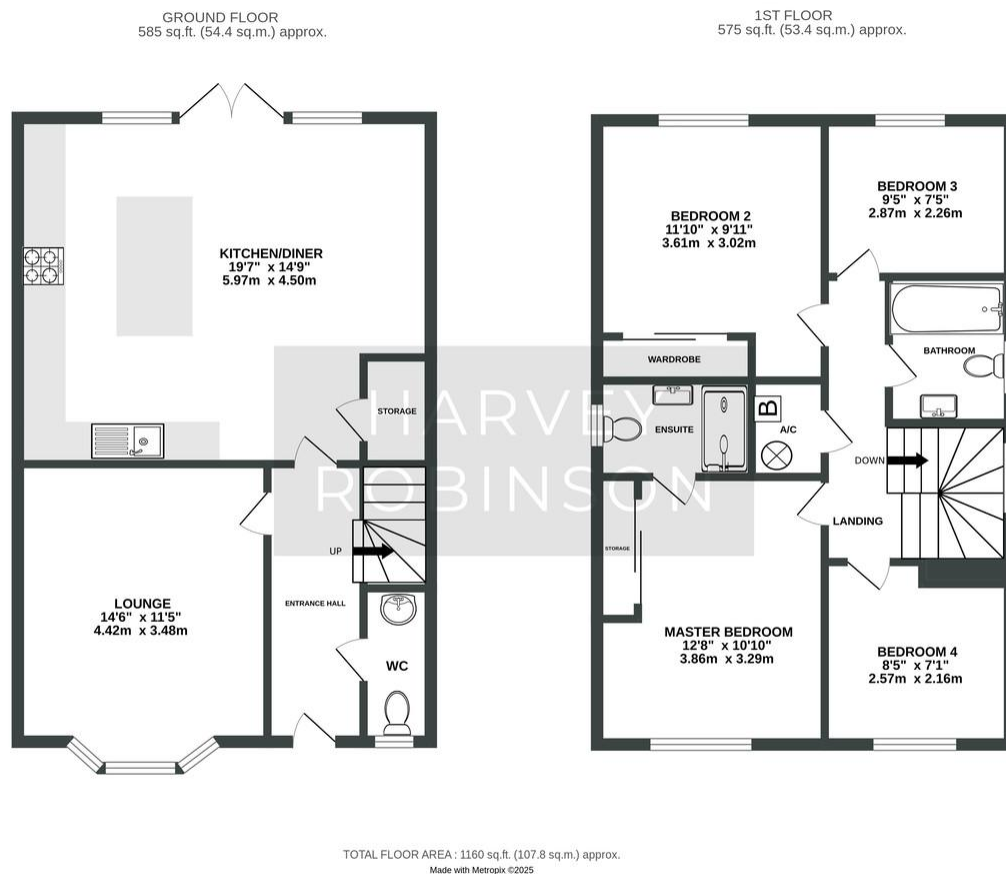
Boiler: Installed 2021

Items to be included: All Blinds, Water Softener

Primary School Catchment: Ermine Street Academy

Secondary School Catchment: Sawtry

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.



Score	Energy rating	Current	Potential
92+	A		94 A
81-91	B	84 B	
69-80	C		
55-68	D		
39-54	E		
21-38	F		

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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### OFFICE ADDRESS

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### CONTACT

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