



Gornall Way, Godmanchester - PE29 2PS

In Excess of £425,000



HARVEY
ROBINSON

Gornall Way

Godmanchester, Huntingdon

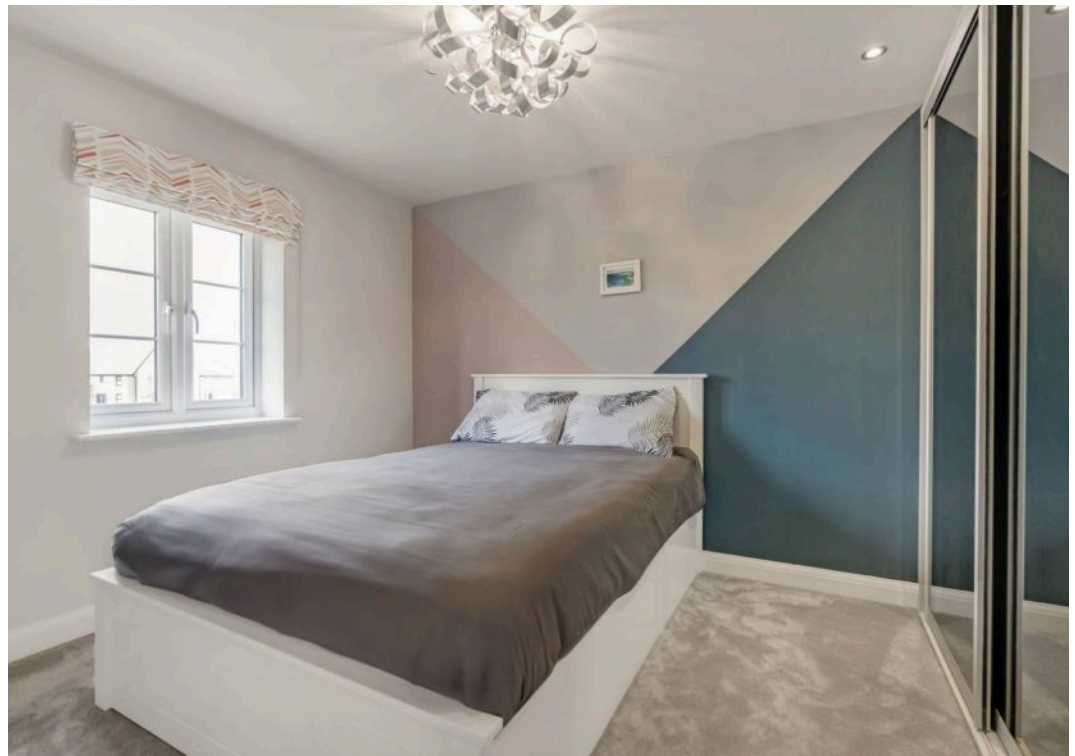
- Four Bedroom
- Detached Family Home
- Former Show Home
- Upgraded Open Plan Kitchen/Diner
- Convenient Utility Cupboard
- Cloakroom, Family Bathroom & Ensuite to Master
- Oversized Garage & Off Road Parking
- Private Enclosed Rear Garden with Irrigation System
- Popular Town Location
- Immaculate Condition Throughout

Harvey Robinson Estate Agents are delighted to present this exceptional four-bedroom detached former show home, built in 2023 and situated on the highly sought-after Romans Edge development in Godmanchester. Enjoying a prime position within this modern community, the property showcases a superb layout, high-quality finishes throughout, an enclosed rear garden, generous off-road parking, and an oversized garage. Beautifully crafted and meticulously maintained, it offers impressive accommodation and true turnkey living.

Providing over 1,050 sq ft of well-designed space, the ground floor welcomes you with a spacious entrance hall giving access to a cloakroom and useful understairs storage. The bright and airy lounge features a striking floor-to-ceiling bay window, while the upgraded fully fitted kitchen is equipped with integrated appliances, granite worktops, and a built-in wine fridge. A large, convenient utility cupboard completes the ground floor.

Upstairs, there are four well-appointed bedrooms, three of which benefit from fitted wardrobes. The master bedroom enjoys its own ensuite shower room, with a further modern bathroom serving the remaining bedrooms.





Outside, the property boasts a private, enclosed rear garden with a decked seating area and an irrigation system, along with an oversized garage and off-road parking for at least two vehicles.

This property must be viewed to be fully appreciated. For further information or to arrange a viewing, please contact our Huntingdon office.

LOCATION

Located on the edges of Huntingdon, Godmanchester is a quiet suburban town that has a lot to offer people of all ages. Whether you work in and around London or Cambridge and want an escape from the bustle of city life or would prefer to raise a family surrounded by the beautiful English countryside, Godmanchester could be the perfect match for you.

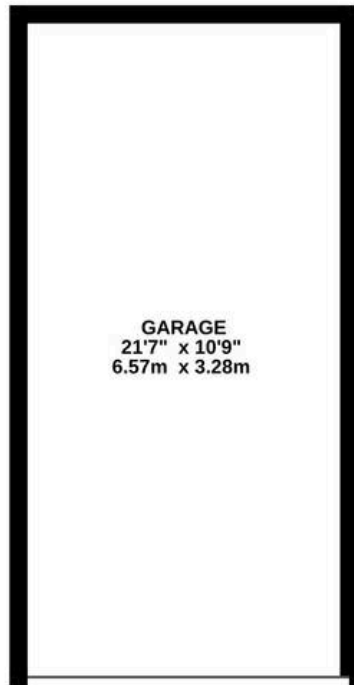
Huntingdon mainline station with direct access to London is located within cycling distance of Godmanchester as are main road links such as the A1 and A14.

The town has a long and rich history dating back to the Roman era and it is believed to have been occupied continuously for well over 2,000 years. The River Great Ouse runs through its centre which is characterised by the impressive Chinese bridge landmark that was originally built in 1827.

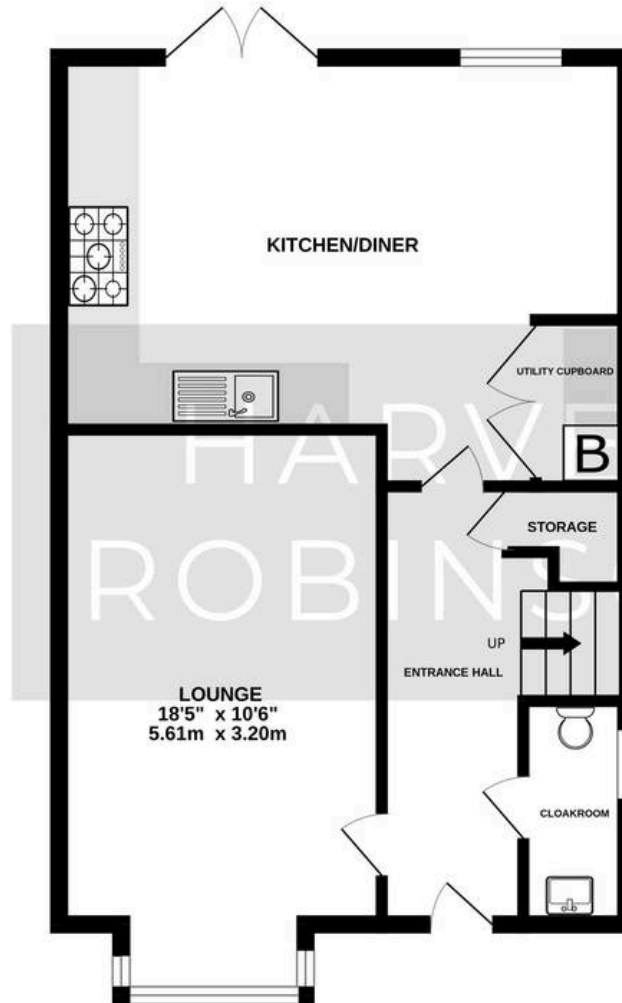
There are some lovely scenic locations to explore in and around Godmanchester. At the end of Cow Lane, you'll find Godmanchester Nature Reserve that covers 59 hectares and sits just to the south of the River Great Ouse.



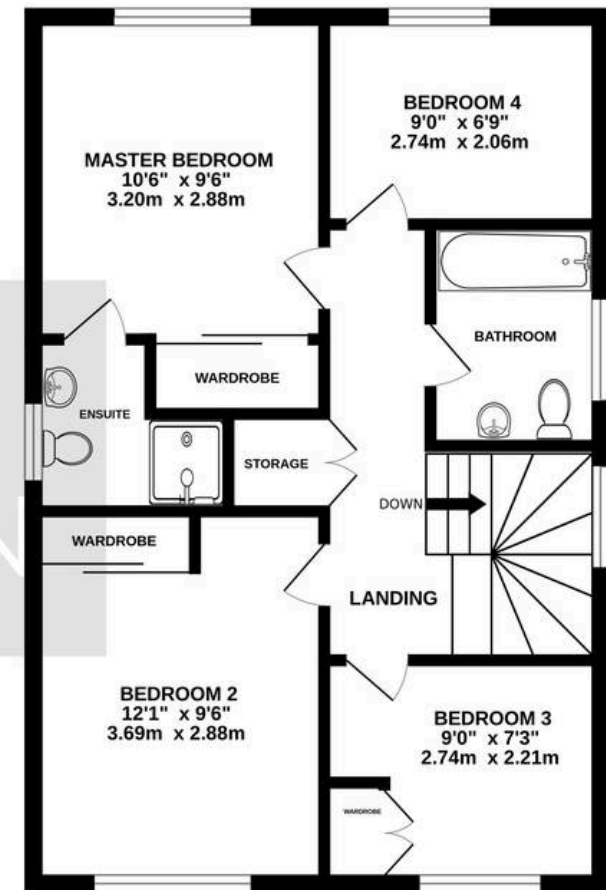
GARAGE
232 sq.ft. (21.6 sq.m.) approx.



GROUND FLOOR
534 sq.ft. (49.6 sq.m.) approx.



1ST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA : 1287 sq.ft. (119.5 sq.m.) approx.

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Godmanchester Riverside is another beautiful spot that has play parks for children and a ferry that travels to and from Brampton Mill, and you can visit the largest wild meadow in England at Portholme.

Godmanchester offers an abundance of social events for families of all ages. Whether you are looking at joining in on annual events such as Godmanchester Gala Day, Picnic in the Park, Easter Egg Hunts & Scarecrow Competitions, there is something for everyone.

The schools in Godmanchester are well-regarded and you'll find three primary schools situated in the town, with Hinchingsbrooke Secondary School located in Huntingdon. There's a dentist, doctors and a chemist all nearby too.

Pop along to The Exhibition pub and restaurant in town which has a wonderful outdoor garden that is perfect for the summer and an open fire indoors for late autumn and winter. Other pubs of note include The Royal Oak which offers a riverside setting and The White Hart which features a 15th century bar, an outdoor garden area and serves up traditional pub food. Other options for eating out in Godmanchester include the local Chinese or Indian restaurants.

Within a five-minute walk of this property you will find a Co-op store as well as a fish & chip shop and a newly constructed primary school.

FAQS

Tenure: Freehold

Council Tax Band: D

Vendors Onward Movements: Job relocation

Primary School Catchment: Godmanchester Community Academy/Godmanchester Bridge Academy/St Anne's CofE Primary School

Secondary School Catchment: Hinchingsbrooke

Water Meter: Yes

Age of Boiler: 2021 with full service history

