



## Daintree House,

Fenton Road, Fenton, Warboys, Cambs. PE28 2SN

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# Welcome to

## Daintree House

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### ACCOMMODATION SUMMARY

Daintree House is a modern 'farmhouse style' detached home built circa 2005 with views over open fields. Offered with No Forward Chain this deceptively large home briefly comprises, four/five double bedrooms, four reception rooms, three bathrooms, kitchen/breakfast room, utility room and cloakroom. Outside the property benefits from a wraparound garden, ample off road parking and a detached triple garage with room above ideal for a variety of uses. An internal viewing is essential to fully appreciate the fantastic space and quality reclaimed features offered with this individual home.

### GROUND FLOOR

Front entrance door to:

#### ENTRANCE HALL

Under stairs storage cupboard, two radiators, solid oak flooring, coving to ceiling, double doors opening to side garden, bespoke stairs leading to first floor.

#### KITCHEN/BREAKFAST ROOM 6.37m (20'11") x 3.74m (12'3")

Fitted with a matching range of base and eye level units with worktop space over and matching breakfast bar, ceramic butler style sink with single and mixer tap, plumbing for dishwasher, space for fridge/freezer, Agar Oven, double glazed sash window to front, radiator, solid oak flooring, ceiling spotlights, double doors opening to rear garden.

#### HALL

Radiator, solid oak flooring, door opening to side.

#### UTILITY ROOM 2.65m (8'8") x 2.28m (7'6")

Fitted with a matching range of base and eye level units with worktop space over, stainless steel sink with single drainer and mixer tap, extractor fan, plumbing for automatic washing machine, space for tumble drier, double glazed window to rear, storage cupboard, solid oak flooring, wall mounted boiler.

#### CLOAKROOM

Fitted with a two piece suite comprising a pedestal wash hand basin and low-level WC, double glazed window to front, tiled splash back, radiator, solid oak flooring.

#### DINING ROOM 4.07m (13'4") x 3.54m (11'7")

Double glazed sash window to front, radiator, solid oak flooring.

#### FAMILY ROOM 5.46m (17'11") x 3.54m (11'7")

Double glazed sash window to front, double glazed window to rear, feature fireplace, radiator, solid oak flooring, ceiling spotlights, double doors opening to side garden.

#### STUDY 3.77m (12'4") x 2.87m (9'5")

Double glazed sash window to side, radiator, solid oak flooring.

#### LOUNGE 4.99m (16'4") x 4.97m (16'4")

Three double glazed sash windows to side, feature fireplace, two radiators, double door opening to rear garden.

#### FIRST FLOOR LANDING

Solid oak flooring.

#### BEDROOM 1 4.98m (16'4") x 4.97m (16'4") max

Three double glazed sash windows to side, radiator, solid oak flooring.

#### EN-SUITE SHOWER ROOM

Fitted with three piece suite comprising shower cubicle with shower over, pedestal wash hand basin and low-level WC, extractor fan, double glazed sash window to side, radiator, solid oak flooring.

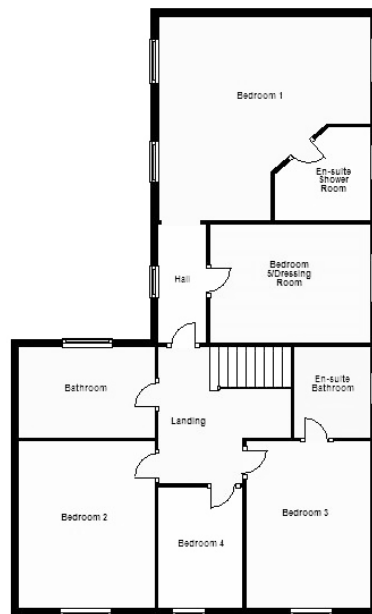
#### HALL

Double glazed sash window to side, solid oak flooring.

#### BEDROOM 5/DRESSING ROOM 3.90m (12'9") x 2.85m (9'4")

Double glazed sash window to side, radiator, solid oak flooring.





**BEDROOM 2** 4.09m (13'5") x 3.34m (10'11")

Double glazed sash window to front, radiator, solid oak flooring.

**BEDROOM 3** 4.07m (13'4") x 2.96m (9'9")

Double glazed sash window to front, radiator, solid oak flooring.

**EN-SUITE BATHROOM**

Fitted with three piece suite comprising roll top bath with telephone style taps and shower attachment, wash hand basin and low-level WC, extractor fan, double glazed window to side, radiator, solid oak flooring.

**BEDROOM 4** 2.94m (9'8") x 2.47m (8'1")

Double glazed sash window to front, radiator, solid oak flooring.

**BATHROOM**

Fitted with four piece suite comprising roll top bath with telephone style taps and shower attachment, wash hand basin, double shower cubicle with shower over and high-level flush WC, heated towel rail, extractor fan, double glazed sash window to rear, radiator, solid oak flooring.

**OUTSIDE**

The front garden is laid to lawn with shrubs, bushes and a bordering hedge to the front. A driveway offers ample off road parking and leads to a large triple garage with remote door opening, power and lighting. Stairs up from the garage lead to a large room above the garage measuring approx 9.3m x 3.9m with solid oak flooring, three Velux windows to rear and garden cloakroom. The side and rear gardens are mainly laid to lawn with shrubs, bushes and patio area.

**AGENTS NOTE**

Extra land may be available to the side of the property to rent or buy by separate negotiation.

EPC RATING - C



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Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

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