



 **NEWTON**  
FALLOWELL

87 Carnaile Road, Alconbury Weald, PE28 4XL

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## Key Features

- EX-SHOW HOME
- Modern Semi-Detached Home
- THREE BEDROOMS
- Spacious Lounge & Kitchen Diner
- En-Suite, Bathroom & Downstairs WC
- SOUTH-FACING GARDEN
- GARAGE & DRIVEWAY PARKING
- EPC Rating B
- Freehold

Guide Price £350,000 - £375,000





This modern semi-detached EX-SHOW HOME was BOUGHT FROM NEW IN 2020 and is situated within the desirable Alconbury Weald development, benefiting from THREE BEDROOMS, a SOUTH-FACING GARDEN and a GARAGE, whilst within walking distance of schooling and amenities. The accommodation comprises of a spacious lounge with stunning media wall, a modern kitchen diner fitted with integrated NEFF appliances, useful downstairs WC, three bedrooms upstairs alongside the contemporary bathroom, in addition to an en-suite servicing the main bedroom. Outside there is driveway parking for multiple vehicles, a garage and an enclosed south-facing garden offering composite decking, lawn and patio seating.

Upon entering the home, the centralised entrance hall hosts LVT flooring which continues throughout the entirety of the ground floor, useful understairs storage cupboard, with doors leading to the lounge, kitchen diner and useful downstairs WC. The property boasts sache windows which are fitted with blinds throughout, with the spacious lounge being dual-aspect and hosting three windows, as well as benefiting from a stunning media wall. The kitchen diner is positioned across the hall from the lounge, with the modern kitchen boasting integrated NEFF appliances to include dishwasher, washing machine, fridge, freezer, oven and four-ring gas hob, whilst there is ample space to dine, windows to front and side of the home, in addition to french doors providing access onto the south-facing garden.

Upstairs the first floor landing separates three well-balanced bedrooms, with the dual-aspect main bedroom benefiting from the use of an en-suite shower room, which hosts a contemporary three-piece white suite including a double-width walk-in shower. The family bathroom services the remaining bedrooms and boasts a further contemporary three-piece white suite. Bedrooms two and three are flexible in their use as further bedrooms or can be utilised as a home office or dressing room.

Outside there is driveway parking for multiple vehicles located to the side of the home and leading to the garage, which boasts power and lighting. The south-facing garden can be accessed from the driveway via a side gate or from the kitchen diner via the french doors, with the garden offering patio seating, lawn and composite decked seating.

#### Management Fee

There is an annual management fee payable for the upkeep of the development and communal areas, with the most recent annual payment being £374.90.





### Alconbury Weald

Alconbury Weald is a development located in Cambridgeshire, situated approximately four miles away from the town of Huntingdon. The development is formerly part of the Alconbury Airfield site, which was once a military airbase used by the Royal Air Force and later the United States Air Force.

The development includes new housing, commercial spaces, schools (primary, special needs and soon-to-be secondary) and green spaces, having been designed to incorporate smart technologies and eco-friendly infrastructure, with a focus on sustainability and reducing environmental impact.

Local amenities include the Co-Op, The Watch Office Bar & Restaurant, gym, library and Pavillion, which is a host of many local groups/activities.

The development is ideally situated for access onto the A1 and A14, in addition to train links direct to London Kings Cross in around/under an hour via Huntingdon and Peterborough train stations.

### Entrance Hall

### WC

Lounge 3.62m x 4.71m (11'11" x 15'6")

Kitchen Diner 2.68m x 4.69m (8'10" x 15'5")

### Landing

Bedroom One 3.71m x 2.68m (12'2" x 8'10")

En-Suite 2.09m x 1.75m (6'11" x 5'8")

Bedroom Two 2.55m x 2.78m (8'5" x 9'1")

Bedroom Three 2.62m x 1.92m (8'7" x 6'4")

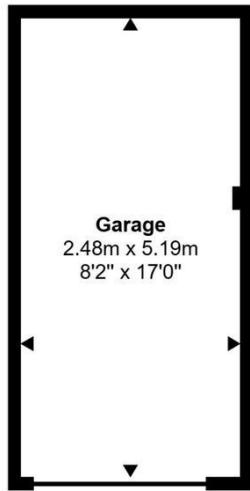
Family Bathroom 2.83m x 1.83m (9'4" x 6'0")

Garage 5.19m x 2.48m (17'0" x 8'1")

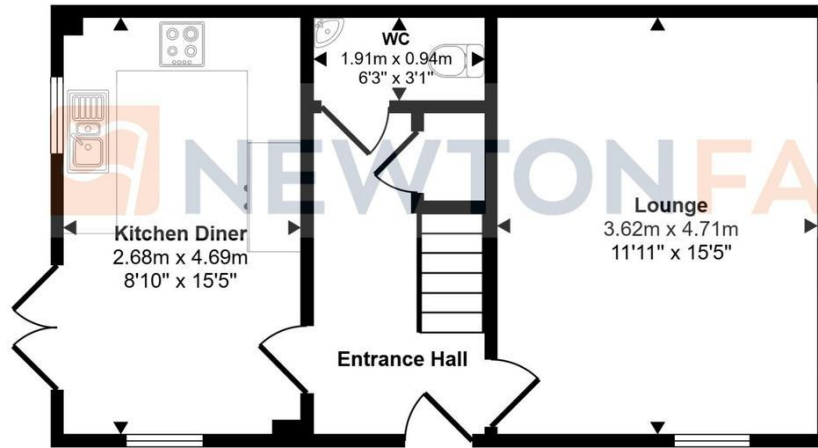




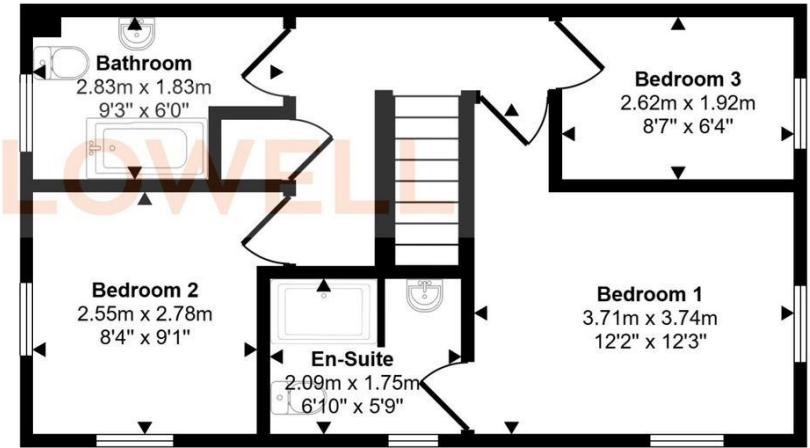
Approx Gross Internal Area  
94 sq m / 1011 sq ft



Garage  
Approx 13 sq m / 139 sq ft



Ground Floor  
Approx 40 sq m / 431 sq ft



First Floor  
Approx 41 sq m / 442 sq ft

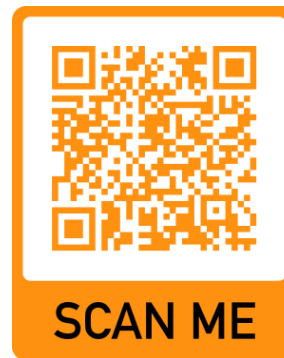
This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and may not look like the real items. Made with Made Snappy 360.

**COUNCIL TAX INFORMATION:**

Local Authority: Huntingdonshire District Council  
Council Tax Band: C

**AGENTS NOTE:**

Please note these particulars may be subject to change and must not be relied upon as an entirely accurate description of the property. Although these particulars are thought to be materially correct, their accuracy cannot be guaranteed, and they do not form part of any contract. Some measurements are overall measurements and others are maximum measurements. All services and appliances have not and will not be tested.



**ANTI-MONEY LAUNDERING REGULATIONS:**

Intending purchasers will be required to provide identification documentation via our compliance provider, Lifetime Legal, at a cost of £55 per transaction. This will need to be actioned at the offer stage and we would ask for your cooperation in order that there will be no delay in agreeing the sale.

**REFERRAL FEES:**

Newton Fallowell and our partners provide a range of services to buyers, although you are free to use an alternative provider. We can refer you on to Mortgage Advice Bureau for help with finance. We may receive a fee of £300 if you take out a mortgage through them. If you require a solicitor to handle your purchase, we can refer you on to our in-house solicitors. We may receive a fee of £200 if you use their services.