



 **NEWTON
FALLOWELL**

50 Carnaile Road, Alconbury Weald, PE28 4XP

 **NEWTON FALLOWELL**

3 2 1

Key Features

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

Guide Price £350,000 - £375,000





A modern semi-detached family home BOUGHT FROM NEW IN 2021 and an EX-SHOW HOME, situated within the desirable Alconbury Weald development, benefiting from THREE BEDROOMS, a GARAGE and SOUTH-FACING GARDEN, whilst within walking distance of schooling and amenities. The accommodation comprises of a modern kitchen diner fitted with integrated appliances, a spacious dual-aspect lounge, 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 patio seating, lawn, walled boundary and rear gated access.

Upon entering the home, the centralised entrance hall separates the ground floor accommodation with doors leading to the lounge, kitchen diner and downstairs WC, as well as benefiting from a useful understairs storage cupboard. The property boasts sache windows which are fitted with curtains and blinds throughout, with the spacious lounge being dual-aspect and hosting three windows providing an abundance of natural light. The kitchen diner is positioned across the hall from the lounge, with the modern kitchen boasting integrated appliances to include dishwasher, fridge, freezer, oven and four-ring gas hob and space and plumbing for a washing machine, 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.

Outside there is driveway parking for multiple vehicles located to the side of the home and leading to the garage. 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 a walled boundary.



Entrance Hall

WC

Lounge 4.74m x 3.64m (15'7" x 11'11")

Kitchen Diner 4.81m x 2.71m (15'10" x 8'11")

Landing

Bedroom One 2.75m x 3.72m (9'0" x 12'2")

En-Suite 1.75m x 2.11m (5'8" x 6'11")

Bedroom Two 2.85m x 2.61m (9'5" x 8'7")

Bedroom Three 1.94m x 2.7m (6'5" x 8'11")

Family Bathroom 1.81m x 2.85m (5'11" x 9'5")

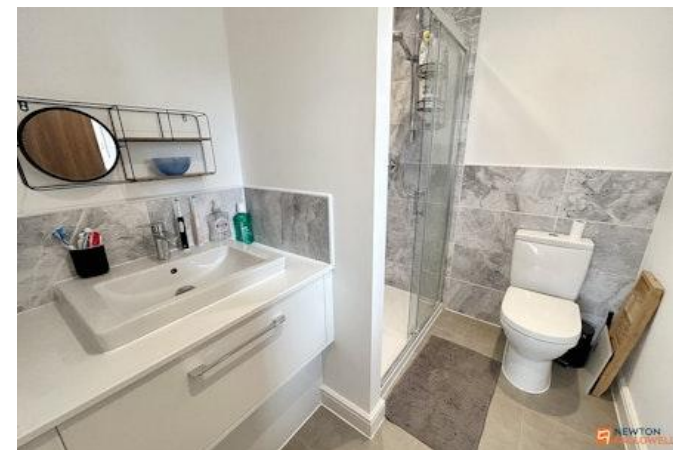
Garage 5.24m x 2.52m (17'2" x 8'4")

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.

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.

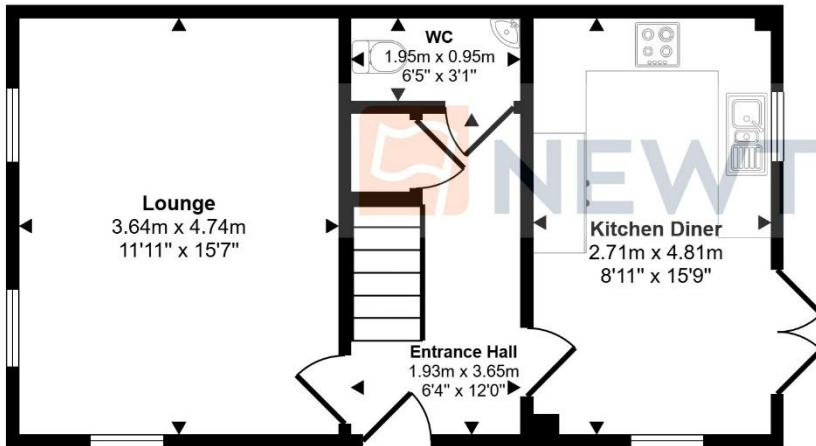




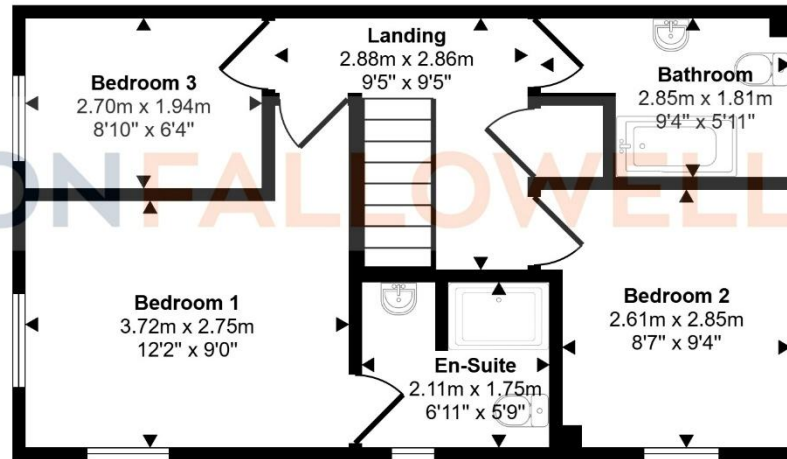
FOR SALE
NEWTON FALLOWELL
01733 511225

More
New Homes
This Way

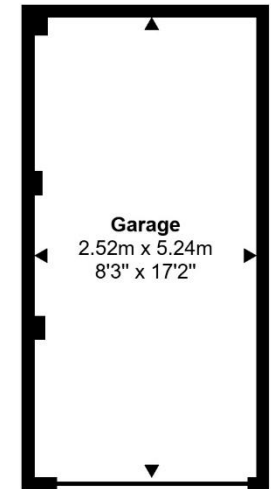
Approx Gross Internal Area
96 sq m / 1037 sq ft



Ground Floor
Approx 41 sq m / 441 sq ft



First Floor
Approx 42 sq m / 453 sq ft



Garage
Approx 13 sq m / 142 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 £62 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.