



73 Senliz Road, Alconbury Weald, PE28 4LY

 **NEWTON FALLOWELL**

4 3 1

Key Features

- Modern Three-Storey Semi-Detached Home
- BOUGHT FROM NEW IN 2024
- THREE/FOUR DOUBLE BEDROOMS
- Stunning Open Plan Living Dining Kitchen & Upstairs Lounge
- TWO EN-SUITES, FAMILY BATHROOM & GROUND FLOOR WC
- GARAGE, DRIVEWAY PARKING & ENCLOSED GARDEN
- EV Car Charger & Solar Panels
- EPC Rating B
- Freehold

Guide Price £425,000 - £450,000





This semi-detached family home was BOUGHT FROM NEW IN 2024 and boasts FOUR DOUBLE BEDROOMS and TWO EN-SUITES, an EV CAR CHARGER and SOLAR PANELS, as well as a GARAGE and DRIVEWAY PARKING FOR MULTIPLE VEHICLES. The spacious accommodation, arranged over three floors, comprises of an entrance hall, stunning open plan living dining kitchen, useful ground floor WC, with two bedrooms located to the first floor, one of which could also be utilised as a first floor lounge, alongside a first floor bathroom, whilst two further bedrooms are positioned on the second floor, both of which benefit from en-suite shower rooms. Outside there is driveway parking to the side aspect for multiple vehicles leading to the garage, with side gated access onto the enclosed rear garden.

Upon entering the home, the entrance hall provides access to the stunning open plan living dining kitchen, hosting a modern fitted kitchen with integrated appliances to include fridge, freezer, dishwasher, washer dryer, oven and hob, an array of work surface and cupboard storage, breakfast bar seating, with space to live and/or dine, French doors leading onto the rear garden and a further door to the useful downstairs WC. The first floor landing separates two of the four bedrooms, with one of the bedrooms providing potential to be utilised as a lounge, with a Juliet balcony overlooking the rear. The family bathroom is also accessible from the landing and benefits from a contemporary three-piece white suite, whilst the landing offers ample space to be used as a study or snug area. Further stairs rise from the landing to the second floor, where the remaining two double bedrooms can be found, both of which boast an en-suite shower room.

Outside there is driveway parking to the side aspect for multiple vehicles leading to the garage, which offers power and lighting, with the EV car charger situated on the side of the property within easy access of the driveway. Side gated access from the driveway provides access to the rear garden, which is fully enclosed and offers patio and lawn, with fencing to the boundaries.





Entrance Hall

Living Dining Kitchen 8.63m x 4.85m (28'4" x 15'11")

WC

First Floor Landing

Lounge/Bedroom Four 3.16m x 4.76m (10'5" x 15'7")

Bedroom Three 2.98m x 2.62m (9'10" x 8'7")

Family Bathroom 1.64m x 2.62m (5'5" x 8'7")

Second Floor Landing

Bedroom One 3.12m x 4.77m (10'2" x 15'7")

En-Suite 1.73m x 1.96m (5'8" x 6'5")

Bedroom Two 2.52m x 4.8m (8'4" x 15'8")

En-Suite 1.15m x 2.67m (3'10" x 8'10")

Garage 6.03m x 2.99m (19'10" x 9'10")

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 Pavilion, 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.

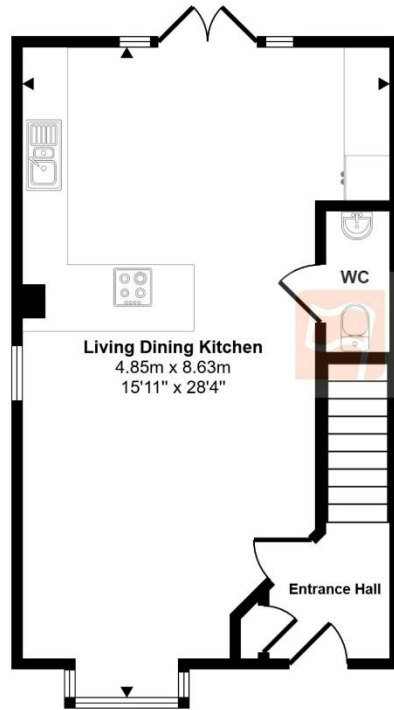
Management Fee

There is an annual management fee payable for the upkeep of the development and communal areas, with the most recent annual payment being £375.

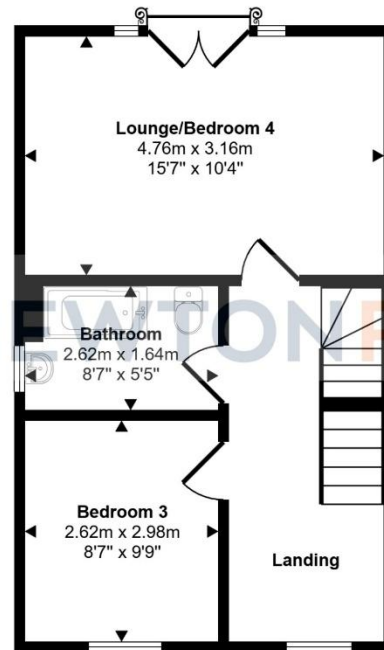




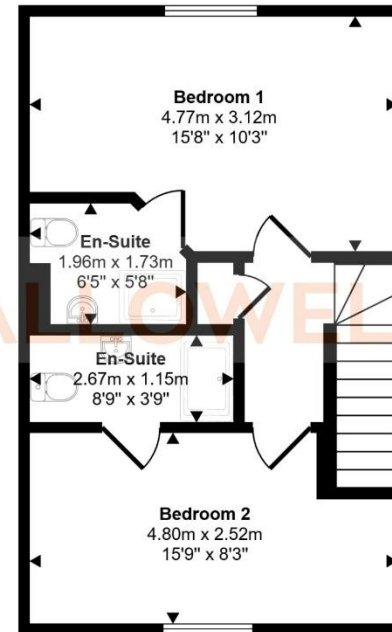
Approx Gross Internal Area
135 sq m / 1458 sq ft



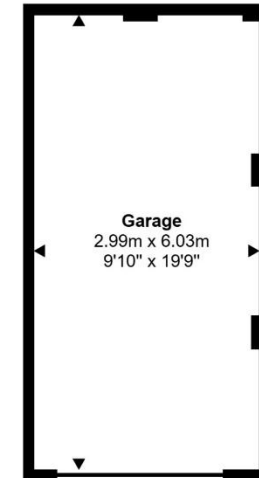
Ground Floor
Approx 40 sq m / 429 sq ft



First Floor
Approx 39 sq m / 415 sq ft



Second Floor
Approx 39 sq m / 420 sq ft



Garage
Approx 18 sq m / 194 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: D

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.



SCAN ME

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.

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