



Croftfield Road, Godmanchester, Huntingdon  
**£375,000 Freehold**

**Sharman  
Quinney**

# Key Features



- Driveway
- Garage
- Private Garden
- Four Bedrooms
- Close to primary school

Situated in the corner of the cul-de-sac is this four bedroom detached family home. Outside the front, there is a lawn area with a driveway for off road parking and access into the single garage which has a utility room attached.

Upon entrance, there is a hallway with a generous sized dining room to your right. At the end of the hallway, there is a living room, kitchen and downstairs shower room. The living room is on the left side of the house with sliding doors into the rear garden. The shower room is complete with a three piece suite including a fitted shower cubicle. The kitchen is on the right side of the house with plenty of storage cabinets, integral appliances and a patio door into the rear garden. Upstairs, there are four bedrooms and a family bathroom. Bedrooms 1, 2 and 3 are double sized



rooms whilst bedroom 4 is a single sized room. The family bathroom is complete with a three piece suite including a fitted shower/bath.

Outside, the rear garden is very private and has a combination of patio, lawn and a feature pond. There is a gated passage along the right side of the house for access into the front.

We strongly advise to register your interest early to avoid disappointment.

#### Measurements

Living Room - 5.9m x 3.1m (19' 6" x 10' 2")

Dining Room - 3.2m x 2.9m (10' 6" x 9' 6")

Kitchen - 3.2m x 2.9m (10' 6" x 9' 8")

#### Shower Room

Bedroom 1 - 4.2m x 2.9m (13' 9" x 9' 6")

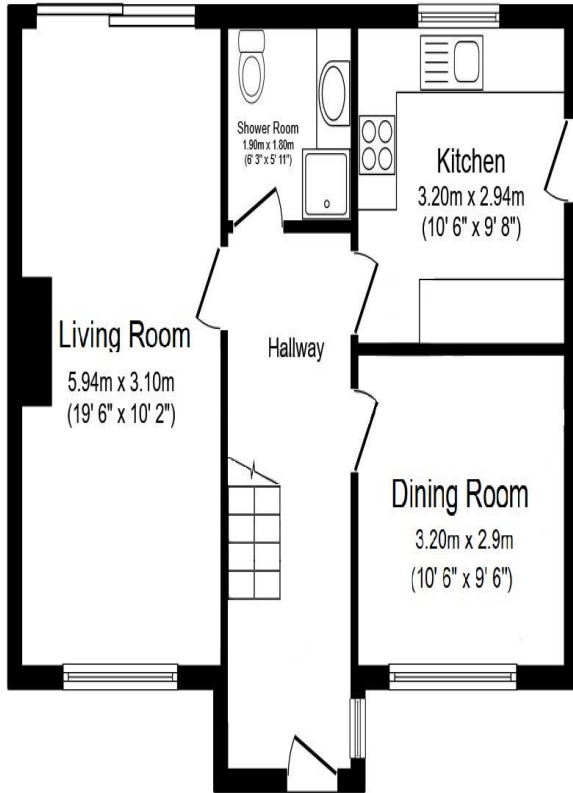
Bedroom 2 - 3.4m x 2.9m (11' 0" x 9' 6")

Bedroom 3 - 3m x 2.8m (9' 10" x 9' 2")

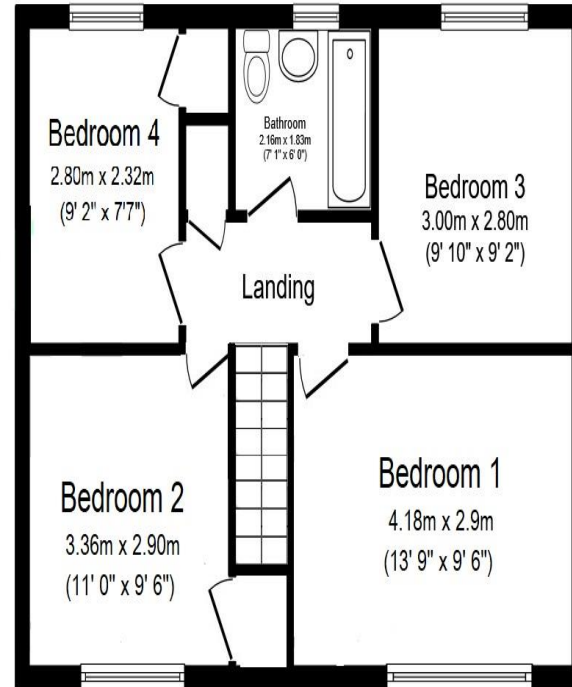
Bedroom 4 - 2.8m x 2.3m (9' 2" x 7'7")

#### Bathroom





**Ground Floor**



**First Floor**

Total floor area 101.6 sq.m. (1,094 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property call Sharman Quinney on:  
**01480 271214**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

 01480 271214

 Unit 3 King James Retail Centre Ermine Street,  
Godmanchester, HUNTINGDON, Cambridgeshire,  
PE29 2PA  
 godmanchester@sharmanquinney.co.uk

 [www.sharmanquinney.co.uk](http://www.sharmanquinney.co.uk)



 SCAN ME



Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: GDM100239 - 0008

