



Wolff Close, Sapley, Huntingdon  
Offers Over £280,000 **Freehold**

**Sharman  
Quinney**

# Key Features



- Three bedrooms
- Cul-de-sac location
- Open plan Kitchen-Dining
- Driveway for two vehicles
- Enclosed Rear Garden

\* Guide price between £280,000 and £300,000 \*

Outside the front of the house, there is a small lawn area with a driveway on the left hand side for two vehicles. Upon entrance, there is a hallway with a WC. The living room is situated at the front of the property and is a great space for entertaining guests. At the back of the property, there is an open plan kitchen-dining room with plenty of storage cupboards and French doors into the rear garden.

Upstairs there are three bedrooms and a family bathroom. Bedrooms 1 and 2 are both good double sized rooms, whilst bedroom 3 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 a generous sized area



with a combination of lawn and patio. There is also a side gate to access the driveway.

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

Measurements:

Living Room - 4.6m x 3.7m (15' 0" x 12' 2")

Kitchen/Dining - 5.9m x 2.7m (19' 6" x 9' 0")

WC

Bedroom 1 - 4.3m x 3m (14' 3" x 9' 10")

Bedroom 2 - 3.8m x 3.1m (12' 6" x 10' 0")

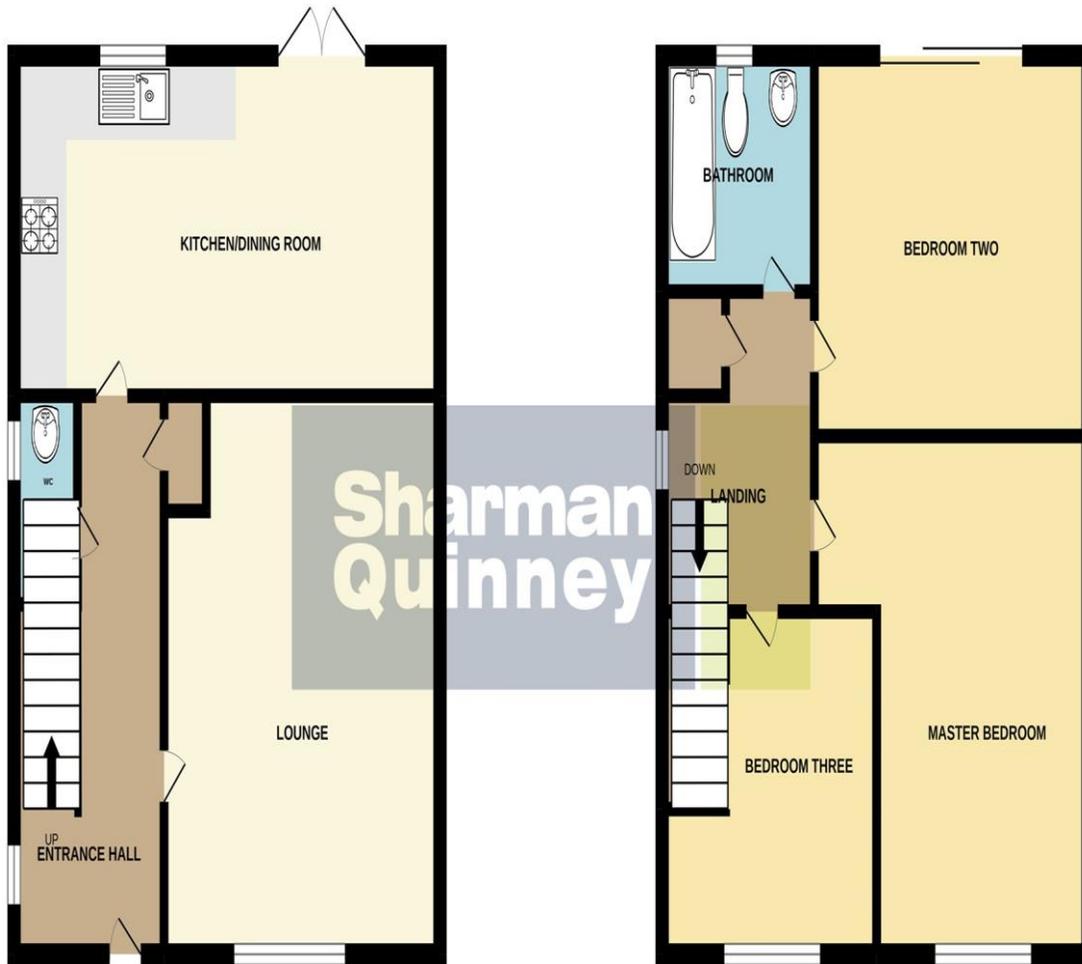
Bedroom 3 - 3m x 2.9m (10' 0" x 9' 5")

Bathroom



GROUND FLOOR

1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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To view this property call Sharman Quinney on:  
**01480 271214**

# Selling your property?

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

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