



Cordwainer Road, Godmanchester Huntingdon
£475,000 **Freehold**

**Sharman
Quinney**

Key Features



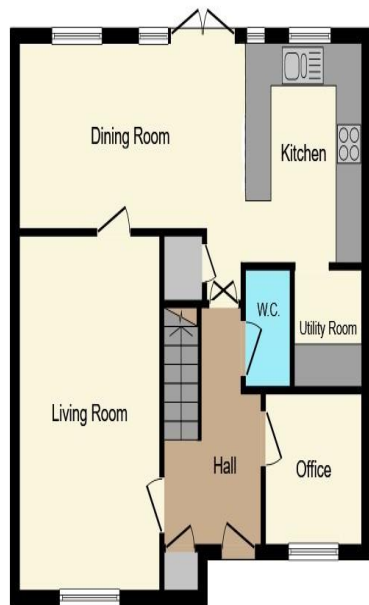
- Four Double Bedroom Detached Family Home
- En-Suite to Master Bedroom
- Upgrade features throughout property
- NHBC Warranty Remaining
- Enclosed Rear Garden

This immaculate family home is situated in a sought-after estate, conveniently close to local amenities and major transportation links. Located within the highly-regarded Hinchingsbrook School catchment area, this property offers spacious living spaces. The property has an enclosed rear garden, single garage and driveway providing parking for two vehicles.

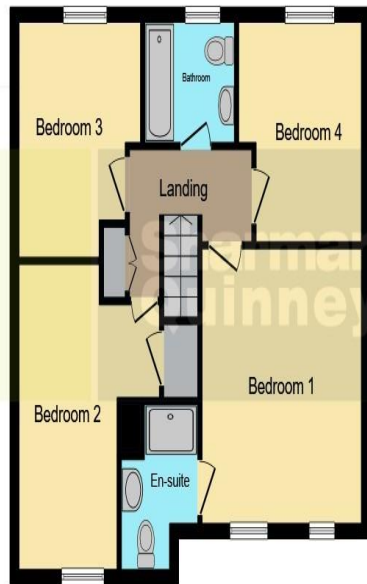
Entrance Hall:
Welcoming entrance with stairs to the first floor, double panel radiator, central heating

Study: 7'4" x 6'9" (2.26m x 2.1m)
Versatile room with a double panel radiator, UPVC window to the front aspect

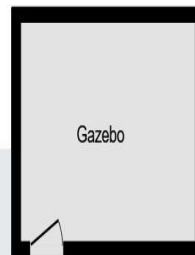




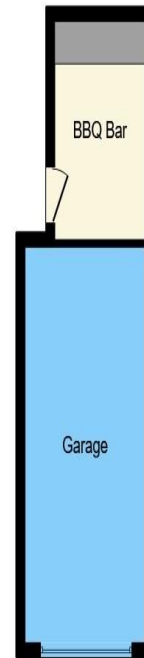
Ground Floor



First Floor



Outbuilding



Sitting Room: 10'9" x16'4" (3.34m x 5.01m)
A generously sized sitting room featuring a UPVC window to the front aspect, two double panel radiators.

Cloakroom: Contemporary two-piece suite with a low-level WC, pedestal wash hand basin, double panel radiator and a convenient storage cupboard under the stairs.

Kitchen: 8'9" x 10'1" (2.73m x 3.10m)
An expansive open-plan area with UPVC French doors leading to the garden, two double panel radiators, and a contemporary kitchen equipped with stainless steel appliances, including an electric oven and gas hob and integrated appliances.

Dining/Family Room- 26'4" x11'7" (8.07m x 3.58m)
Open space for entertaining and dining, double doors leading to garden.

Utility Room: Practical utility room with appliance spaces, base and wall-mounted units, a concealed gas-fired central heating boiler and double panel radiator.

First Floor Galleried Landing: Access to the insulated loft space, an airing cupboard housing the pressurized hot water system.

To view this property call Sharman Quinney on:
01480 271214

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 01480 271214

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