



Cordwainer Road, Godmanchester, Huntingdon
£475,000 Freehold

**Sharman
Quinney**

Key Features



- Four Double Bedrooms
- En-suite to Master
- Upgraded Features
- NHBC Warranty
- Single Garage

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



Sitting Room: 10'9" x 16'4" (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" x 11'7" (8.07m x 3.58m)

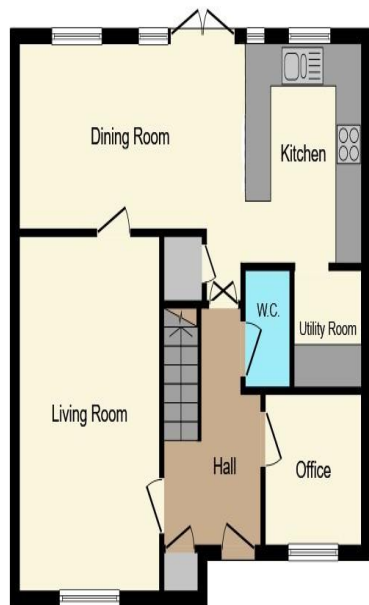
Open space for entertaining and dining, double doors leading to garden.

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

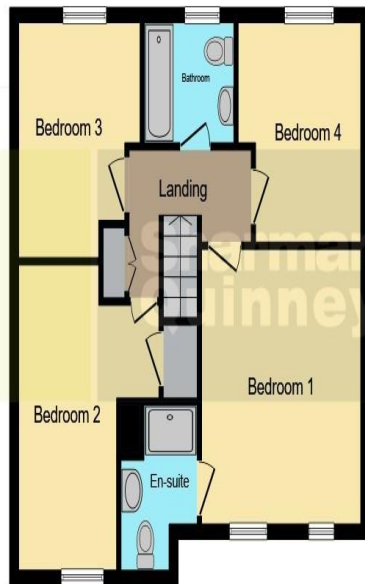
First Floor Galleried Landing: Access to the insulated loft space, an airing cupboard housing the pressurized hot water system.

Principal Bedroom: 12'0" x 12'5" (3.66m x 3.84m)

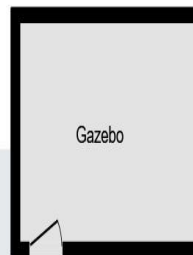




Ground Floor



First Floor



Outbuilding



Spacious room with UPVC window, double panel radiator and carpeted flooring

En Suite Shower Room: Well-appointed with white sanitary ware, including a low-level WC, wash hand basin, heated towel rail, and an oversized screened shower enclosure.

Bedroom 2: 7'5" x 14'1" (2.30m x 4.32m)
Spacious room with a UPVC window, double panel radiator and carpeted flooring.

Bedroom 3: 9'1" x 10'8" (2.30m x 4.32m)
Comfortable bedroom with a UPVC window, double panel radiator and carpeted flooring.

Bedroom 4: 9'7" x 10'3" (2.96m x 3.14m)
Another bedroom with a UPVC window, double panel radiator and carpeted flooring.

Family Bathroom: Featuring a three-piece white suite, including a low-level WC, vanity wash hand basin, panel bath, separate shower cubicle, and a chrome heated towel rail.

Outside

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

To view this property call Sharman Quinney on:
01480 271214

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 01480 271214

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

 www.sharmanquinney.co.uk



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