



**Sharman
Quinney**
www.sharmanquinney.co.uk
GODMANCHESTER 01482 21014
for sale

Reeve Way, Godmanchester Huntingdon
Offers Over £425,000 Freehold

**Sharman
Quinney**

Key Features



- Close to local amenities
- Off road parking
- Enclosed Rear Garden
- Garage with driveway
- Four double bedrooms

Situated in the peaceful town of Godmanchester, this stunning detached house nestles in a private cul-de-sac. Out the front of the property there is a double width driveway for off road parking, with an additional third space at the end of the driveway. There is also a single garage complete with power and light.

Upon entering there is a hallway with understairs storage and a recently refurbished WC. To the left is a spacious living room with a large bay window allowing natural light to pour in. At the back of the house, there is a modern open plan kitchen dining room boasting ample storage with integrated appliances and sleek counter tops. The adjoining dining area provides plenty of light through the large bay windows with French style doors leading to the garden. Next to this is a neat utility room,



fit with cabinets, white goods and a single door into the garden.

Upstairs, there are four double bedrooms and a family bathroom. The master bedroom is a generously large double bedroom with two sets of fitted wardrobes and an adjoining three piece ensuite. Bedroom 2 is another generous sized double bedroom with custom build wardrobes, and a custom built-in dressing table. Bedroom 3 and 4 offer additional double bedrooms for versatile living. The family bathroom is complete with a four piece suite including a fitted bath and shower cubicle.

Outside, to the front of the property there is a front garden complete with a flowerbed and blossoming crab apple tree. To the rear, the West facing garden consists of patio and a laid lawn with a gate to the right allowing access to the front of the property.

We strongly advise to register your interest early to avoid missing out on this stunning property!

Measurements

Living Room - 3.1m x 5.4m (10' 2" x 17' 7")

Kitchen/Dining Room - 6m x 3.5m (19' 7" x 11' 5")

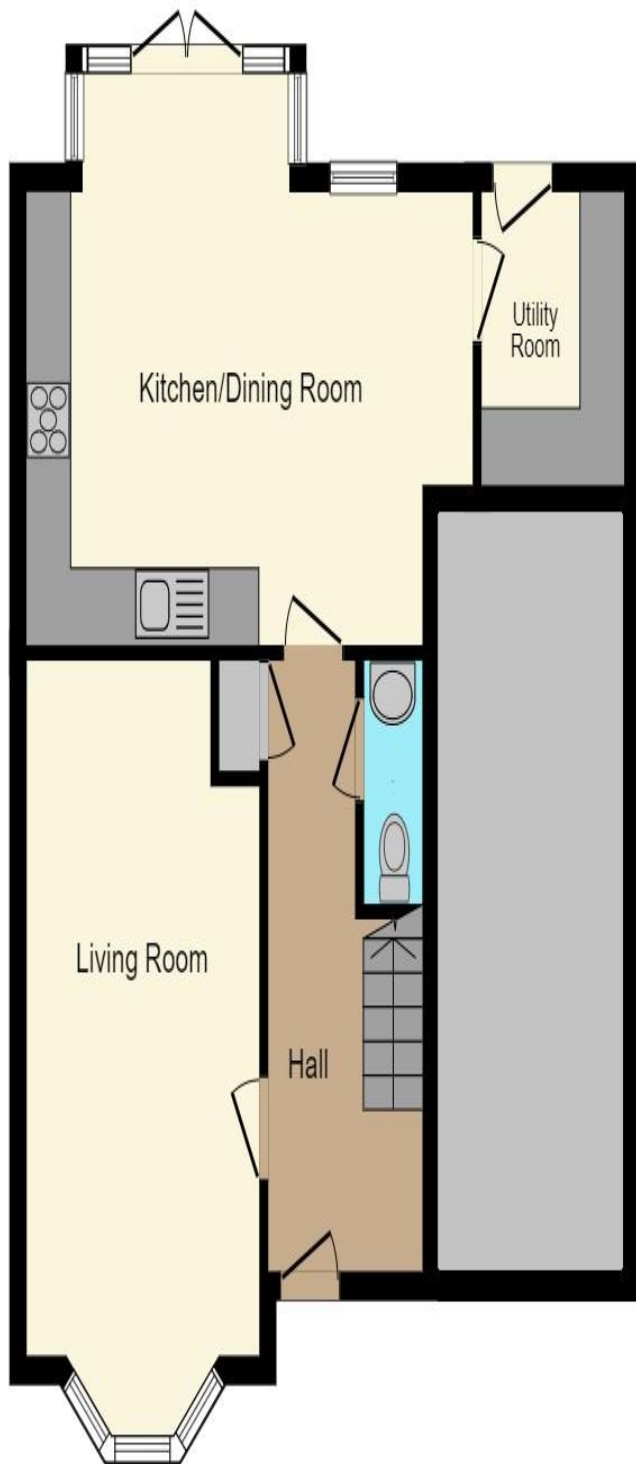
Utility - 1.9m x 2.3m (6' 2" x 7' 5")

WC

Bedroom 1 - 4.7m x 3.6m (15' 4" x 11' 8")

Ensuite





Bedroom 2 - 3.4m x 4m (11' 2" x 13' 1")
Bedroom 3 - 3.1m x 3.6m (10' 2" x 11' 8")
Bedroom 4 - 2.7m x 4.2m (8' 9" x 13' 8")

To view this property call Sharman Quinney on:
01480 271214

Selling your property?

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

 01480 271214

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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: GDM100281 - 0004

