



Miller Close, Godmanchester, HUNTINGDON
£750,000 Freehold

**Sharman
Quinney**

Key Features



- Executive Detached Home
- Five Bedrooms
- Two En-Suites
- Open Plan Kitchen/Dining/Family Area
- Desirable Location

Located in the sought after road of 'Miller Close' in Godmanchester, this family home must be viewed to be fully appreciated.

The spacious accommodation downstairs, comprises, reception hall, wc, study, sitting room, open plan kitchen/dining family area and utility room.

Upstairs the property benefits from five generously sized bedrooms with family bathroom and en-suites to both the principal and guest bedroom.

Externally the property further benefits from a private enclosed rear garden which is mainly laid to lawn with patio area. and side access to the front and a courtesy door to the double garage. There is also a summer house/outside office.



The front of the property is laid to lawn with a pathway leading to the front door and the driveway which provides parking for four vehicles and leads to the double garage.

Accommodation Includes

Reception Hall

Cloakroom

Study
7' 2" x 8' 3" (2.20m x 2.56m)

Dining Room
13' 1" x 12' 2" (4.00m x 3.70m)

Sitting Room
15' 1" x 14' 9" (4.60m x 4.50m)

Kitchen/Breakfast Room
19' x 15' 5" (5.80m x 4.70m)

Conservatory
11' 9" x 11' 6" (3.58m x 3.50m)

Utility Room
9' 10" x 5' 3" (3.00m x 1.60m)

First Floor Landing





Ground Floor

First Floor

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

Principal Bedroom
11' 9" x 11' 5" (3.58m x 3.47m)

En Suite Bathroom

Guest Room
11' 1" x 10' 4" (3.37m x 3.16m)

Guest En Suite Shower Room

Bedroom 3
10' 6" x 8' 11" (3.21m x 2.73m)

Bedroom 4
9' 8" x 8' 5" (2.94m x 2.57m)

Bedroom 5
9' 8" x 6' 8" (2.95m x 2.04m)

Family Bathroom
7' 7" x 6' 7" (2.30m x 2.00m)

Outside

Double Garage

Driveway

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



 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: GDM100385 - 0010

