



Reeve Way, Godmanchester, Huntingdon
offers in the region of £385,000 **Freehold**

**Sharman
Quinney**

Key Features



- Complete Forward Chain
- En Suite to Master
- Four Double Bedrooms
- Parking and Garage
- Move In Ready

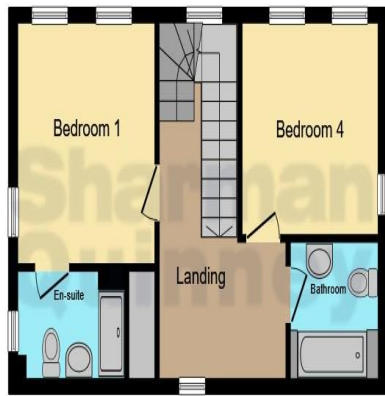
Call us today to view this spacious detached family home, situated on the popular 'Romans Edge' development, built in 2021 by Barratt Homes. The property is conveniently located close-by to local amenities and major transport links.

The ground floor of the property comprises of an entrance hall, downstairs wc, an open plan kitchen/diner and living room. The first floor hosts two spacious bedrooms, with an ensuite to the main bedroom and a family bathroom. On the second floor, you are greeted with two further bedrooms and a shower room. To the rear of the property, there is an enclosed garden, a garage and parking.

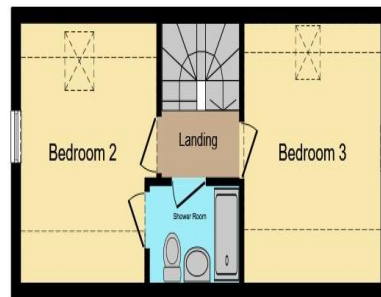




Ground Floor



First Floor



Second Floor

Accommodation Includes

Entrance hall to:

Kitchen/Diner - 3.12m x 4.91m (10'3" x 16'1").

Living Room - 3.08m x 4.91m (10'1" x 16'1").

WC

Stairs up to:

Bedroom 1 - 3.15m x 3.33m (10'4" x 10'11").

En suite

Bedroom 4 - 3.13m x 2.93m (10'3" x 9'7").

Family Bathroom

Stairs up to:

Bedroom 2 - 3.5m x 3.6m max (11'5" x 11'9" max).

Bedroom 3 - 3.15m x 3.57m (10'4" x 11'8").

Shower Room

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

To view this property call Sharman Quinney on:
01480 271214

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home valuation.

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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:

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