



Bluegate, Godmanchester, Huntingdon  
**£625,000 Freehold**

**Sharman  
Quinney**



# Key Features



- Double Garage with electric doors and courtesy door
- Four reception rooms
- Utility room
- Water softener and fibre broadband
- Private rear garden and undisturbed views

Call us today to view this fantastic 5 Bedroom family home which offers generous space and convenience. The home is located in the much sought after road of Bluegate in Godmanchester and has been maintained to a high standard by its current owners - this family home must be viewed to be appreciated.

The heart of the home is a modern and open plan kitchen/dining/family area with a seamless layout and an abundance of natural light, ideal for socialising. The spacious accommodation downstairs comprises, reception hall, Cloakroom, family room, sitting room, garden room, open plan kitchen/dining family area and utility room. Upstairs the property benefits from Four





generously sized double bedrooms, a fifth single bedroom / office with a family bathroom and en-suite to the principal bedroom which also has fitted wardrobes.

Externally the property further benefits from a private enclosed rear garden, which is mainly laid to lawn with patio area with undisturbed countryside views. and side access on both sides of the home to the front. The front of the property is laid to lawn with some flowerbeds and a driveway which provides parking for multiple vehicles and leads to the double garage with a courtesy side door. The main garage doors are electric.

#### Accommodation Includes

##### Entrance Hall

Living Room 3.57m x 5.65m (11'8" x 18'6").

Garden Room 2.64m x 3.83m (8'8" x 12'6").

Kitchen 5.5m x 5.76m max (18' x 18'10").

Dining Area 2.4m x 2.72m (7'10" x 8'11").

Family room 3.82m x 2.86m (12'6" x 9'4").

Utility Room 2.04m x 2.48m (6'8" x 8'1").





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Upstairs to:

Bedroom One 4.45m x 4.47m max (14'7" x 14'8" max).

En Suite

Bedroom Two 3.45m x 5.93m max (11'4" x 19'5" max).

Bedroom Three 2.96m x 5.93m max (9'8" x 19'5" max).

Bedroom Four 3.57m x 3.2m max (11'8" x 10'6" max).

Bedroom Five 1.95m x 2.37m (6'4" x 7'9").

Family Bathroom

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To view this property call Sharman Quinney on:  
**01480 271214**

# Selling your property?

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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](http://www.sharmanquinney.co.uk)



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