



68 Peacock Drive, Sawtry
£390,000

 **Oliver James**
Property Sales & Lettings



68 Peacock Drive

Sawtry, Huntingdon

A smartly presented four bedroom / two bathroom detached home with west facing rear garden and single garaging.

Council Tax band: D

Tenure: Freehold

- Detached recently built family home.
- The Gross Internal Floor area is approximately 1136 sq/ft / 105 sq/metres.
- Four well proportioned bedrooms.
- Two reception rooms.
- En suite shower room, family bathroom and downstairs cloakroom.
- Oversized single garage with power and lighting.
- Contemporary kitchen / diner with fully integrated appliances.
- Driveway parking to the front of the garage.
- The property is sold with no forward chain.
- EPC: B.





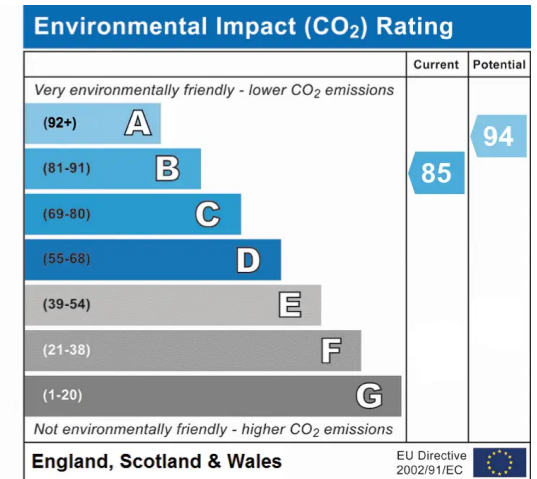
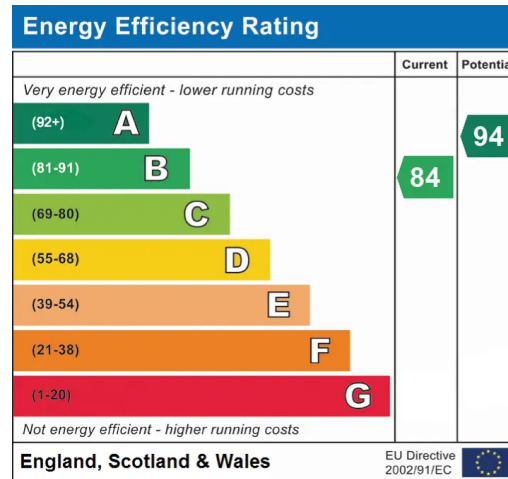
INTRODUCTION

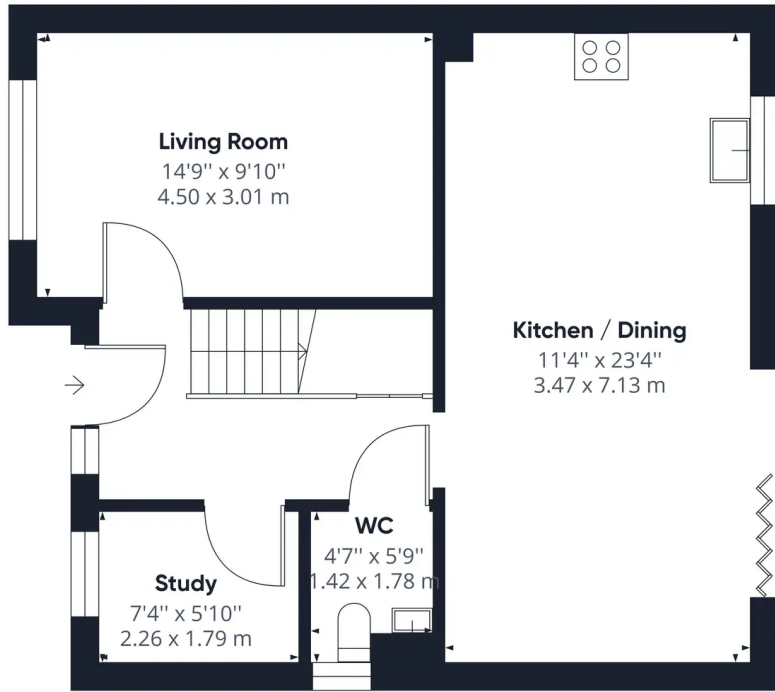
A smartly presented home situated in a growing estate within Sawtry, close to local amenities. The property is presented in a show home condition throughout with modern touches combined with neutral décor. There are two reception rooms to the front of the property, a large living room and smaller study which would be ideal for working from home. The feature of the property is a large kitchen / diner to the rear with bi folding doors to the garden and fully integrated appliances. Upstairs are four well proportioned bedrooms, the principal of which has an en-suite shower room as well as a family bathroom. Externally the rear garden is a blank canvas for a purchaser to the main laid to lawn with a patio seating area and side gated access to the driveway and single garage.

LOCATION

Home to approximately 6000 people Sawtry is ideally located halfway between Huntingdon and the city of Peterborough with easy and quick access to the A1 and A14 road networks. Also situated within Huntingdon is the Train Station which provided a direct commuter service via a single stop at St Neots into Kings Cross in just 45 minutes. Located within Sawtry itself are many local amenities including a primary and secondary school, a leisure centre and a variety of independent shops as well as a Co-op supermarket.







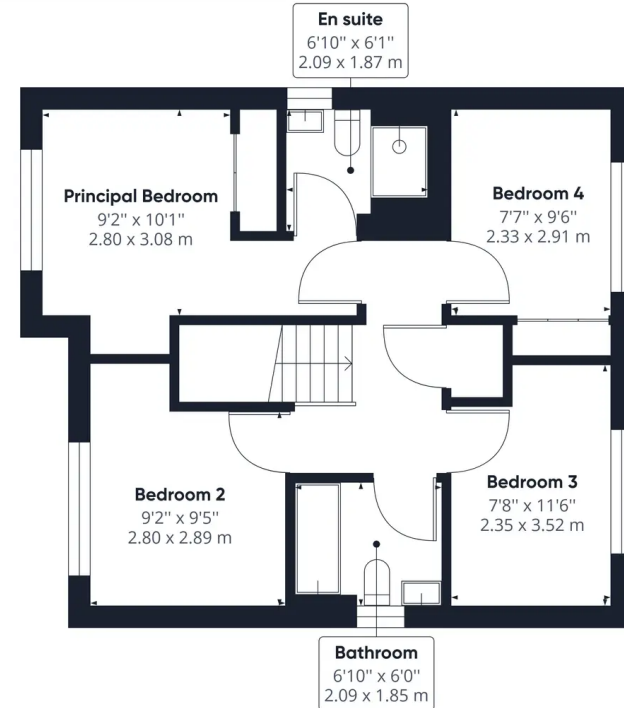
Ground Floor

Approximate total area⁽¹⁾
588.24 ft²
54.65 m²

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

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Floor 1

Approximate total area⁽¹⁾
547.82 ft²
50.89 m²

(1) Excluding balconies and terraces

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