



Ground Floor	3.55m (11'8") x 3.31m (10'10")
Entrance Hall	Shower Room
WC	Outside
Bedroom 4/Study 4.35m (14'3") x 2.37m (7'9")	To the front is an open-plan garden and driveway providing off-road parking for numerous vehicles. To the rear is an enclosed garden with timber-decked seating areas and a shed.
Dining Area 4.22m (13'10") x 3.44m (11'3")	Further Information Tenure: Freehold Council Tax Band: D EPC Rating: C Loft: The vendor confirms the loft insulation was upgraded to 210mm thickness during 2023
Kitchen/ Breakfast Room 6.98m (22'11") x 3.42m (11'3")	
Lounge 6.65m (21'10") x 3.54m (11'7")	
First Floor	
Landing	
Bedroom 1 6.96m (22'10") x 5.02m (16'6")	
En-suite Shower Room	
Dressing Area	
Walk-in Wardrobe/ Former Bedroom 2 2.59m (8'6") max x 2.51m (8'3")	
Bedroom 2 3.55m (11'8") max x 3.24m (10'8")	
Bedroom 3	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



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GUIDE PRICE

£550,000

MANOR DRIVE
FENSTANTON, PE28 9QZ

PROPERTY SUMMARY

****GUIDE PRICE £550,000 - £575,000****

An immaculately presented, and extended, detached family home. This superb property is located within a sought-after cul de sac position within a prime village. This home is within walking distance of the village amenities, public transport links, and main road links to Cambridge, St Ives, Huntingdon and Huntingdon's main line train station, that arrives in London within the hour.

The accommodation in brief, comprises of an entrance hallway, an updated cloakroom, a study/bedroom four, an updated kitchen/breakfast room with granite worktops and breakfast bar, a generous dining area, and a generous lounge featuring a wood burning stove. On the first floor there is a main bedroom suite which was formerly two bedrooms, which has created a generous bedroom and dressing area, and a walk-in wardrobe. A modern en-suite shower room is featured in this room. With minor modifications these two rooms could be reinstated. There are two further double bedrooms, and an updated shower room.

Outside, To the front of the property is an open garden that is laid mainly to lawn, there is a block paved driveway, and a door to generous timber shed which also provides access to the rear garden. To the rear of the property is an enclosed garden, laid mainly to lawn with feature trees and a planted border. There is a generous timber decked seating area with a metal framed pergola, along with a second timber decked seating area with a covered timber pergola. There is paved pathways and a paved patio seating area. This home also benefits from views over open fields to the rear.

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