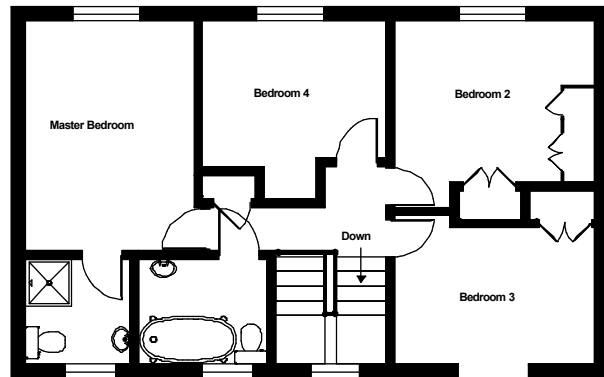
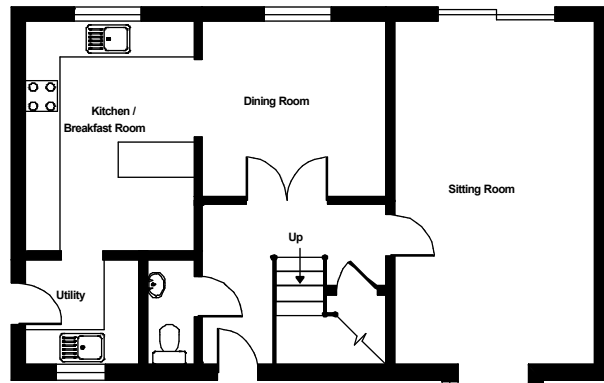
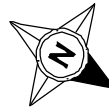
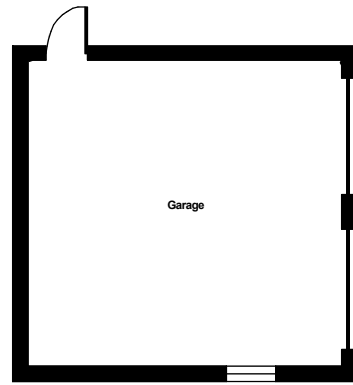


APPROX. GROSS INTERNAL FLOOR AREA 1615 SQ FT 150 SQ METRES (INCLUDES DETACHED GARAGE)



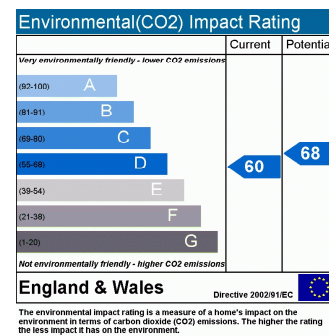
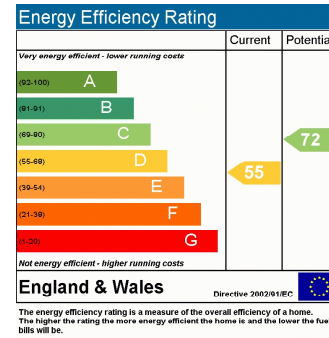
FIRST FLOOR



GROUND FLOOR

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## 5 Manor Close, Brampton, Huntingdon PE28 4UF

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- Refitted En-Suite
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LOCATION

From our Huntingdon office cross the Ring Road joining Brampton Road passing Millfield House on your left and Hinchingsbrooke secondary school on your right. Following on to Huntingdon Road and take the first exit left at the roundabout, leading to Church Lane. Turn right into the High Street and then left into Manor Close and number 5 can be found on your left hand side.

ENTRANCE HALL

Hardwood Double Glazed door into Entrance Hall. Stairs to First Floor Landing with under stairs storage cupboard. Radiator.

CLOAKROOM

Fitted with a two piece suite comprising low-level WC and wall mounted wash hand basin with tile splashback. Hardwood Double Glazed obscure window to front aspect. Radiator.

SITTING ROOM

6.81m(22'4") max x 3.40m(11'2")  
Hardwood Double Glazed box window to front aspect. Double Glazed sliding door to Garden patio. Central, Adam style open fire with marble back panel and hearth, with gas connected. Two radiators.

DINING ROOM

3.15m(10'4") x 3.10m(10'2")  
Hardwood Double Glazed window to rear aspect. Radiator. Open plan to:

KITCHEN/BREAKFAST ROOM

4.11m(13'6") x 2.90m(9'6")  
Recently refitted with a contemporary matching range of base and eye-level units with worktop space over, under lighting, breakfast bar with room for six and tile splashback. One and a half bowl stainless steel sink unit. Integrated 'Smeg' electric hob with extractor over. Integrated 'Smeg' electric oven. Space for fridge/freezer. Plumbing for washing machine. Hardwood Double Glazed window to rear aspect. Radiator.

UTILITY ROOM

2.01m(6'7") x 1.68m(5'6")  
Recently refurbished with a range of base and eye-level units with worktop space over and tile splashback. Stainless steel sink unit. Plumbing for washing machine. Space for tumble dryer. Hardwood Double Glazed window to front aspect. Hardwood Double Glazed door to side. Radiator.

FIRST FLOOR LANDING

Access to part boarded loft space with ladder and light. Hardwood Double Glazed window to front aspect. Airing cupboard housing hot water cylinder.



MASTER BEDROOM

4.19m(13'9") x 3.07m(10'1")  
Hardwood Double Glazed window to rear aspect. Radiator.

EN-SUITE SHOWER ROOM

Refitted with a three piece white suite comprising low-level WC, vanity unit with inset wash hand basin and cupboards under and shower cubicle with tile surround. Hardwood Double Glazed obscure window to front aspect. Heated towel rail.

BEDROOM TWO

3.48m(11'5") x 3.20m(10'6")  
Hardwood Double Glazed window to rear aspect. Built-in wardrobe. Radiator.

BEDROOM THREE

3.48m(11'5") x 2.67m(8'9")  
Hardwood Double Glazed window to front aspect. Built-in wardrobes. Radiator.

BEDROOM FOUR

3.25m(10'8") max x 3.18m(10'5") max  
Hardwood Double Glazed window to rear aspect. Radiator.

FAMILY BATHROOM

Refitted with a three piece white suite comprising low-level WC, vanity unit with inset wash hand basin and cupboards under and p-shaped bath with shower over and tile surround. Double Glazed obscure window to front aspect. Heated towel rail.

OUTSIDE & GARDENS

To the front; gardens with mature shrubs and flowerbed borders. Gated access either side to rear garden. Mainly laid to lawn with mature trees, shrubs and flowerbed borders. Patio seating area and courtesy door to Garage.

DOUBLE GARAGE & PARKING

This property benefits from a Double Garage measuring approximately 5.49m (18'0") by 5.33m (17'6") with power and light connected and two up-and-over doors leading to the off-parking. For approximately four vehicles on block-paved drive.

AGENTS NOTES

This property is within the school catchment area for Brampton Primary and Hinchingsbrooke Secondary.

The current Vendors inform us that this property is Council Tax Band E.

