

ten sales &
lettings

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2, Griffin Road, Huntingdon, PE28 4QP

Bedrooms: 4 Bathroom: 2

£460,000

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Property Features

- CHAIN FREE
- FOUR/FIVE BEDROOMS
- DETACHED
- GARAGE AND DRIVEWAY
- EN-SUITE TO MASTER
- UTILITY ROOM AND WC
- 5 YEAR NEW BUILD WARRANTY
- FANTASTICALLY PRESENTED

This stunning four/five-bedroom detached family home is fantastically positioned on a corner plot of the highly sought-after Griffin Road in the recently developed Brampton Park area. The home boasts a new home warranty, only being 5 years old.

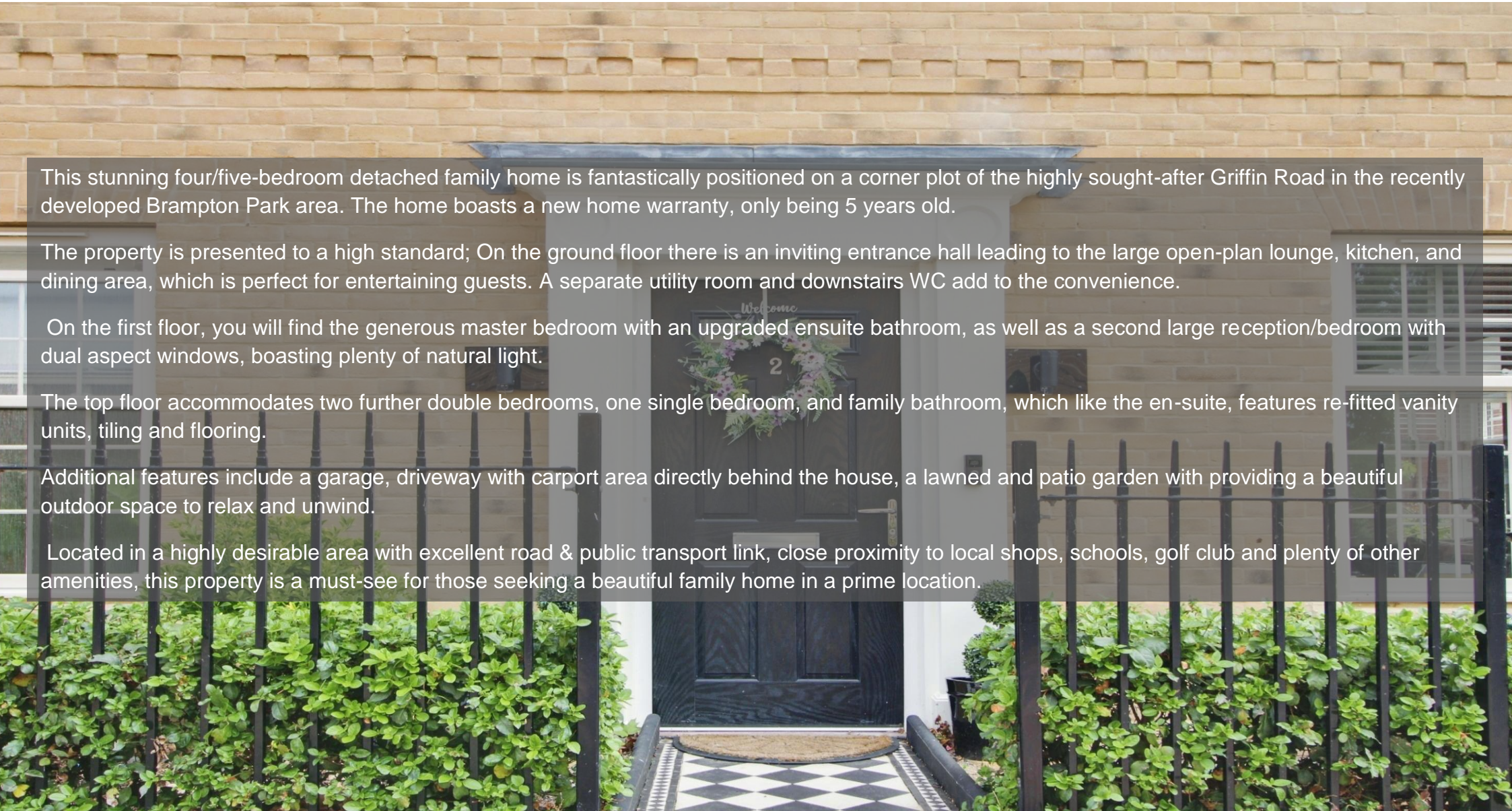
The property is presented to a high standard; On the ground floor there is an inviting entrance hall leading to the large open-plan lounge, kitchen, and dining area, which is perfect for entertaining guests. A separate utility room and downstairs WC add to the convenience.

On the first floor, you will find the generous master bedroom with an upgraded ensuite bathroom, as well as a second large reception/bedroom with dual aspect windows, boasting plenty of natural light.

The top floor accommodates two further double bedrooms, one single bedroom, and family bathroom, which like the en-suite, features re-fitted vanity units, tiling and flooring.

Additional features include a garage, driveway with carport area directly behind the house, a lawned and patio garden with providing a beautiful outdoor space to relax and unwind.

Located in a highly desirable area with excellent road & public transport link, close proximity to local shops, schools, golf club and plenty of other amenities, this property is a must-see for those seeking a beautiful family home in a prime location.





Room Details & Dimensions

Entrance Hall

Double glazed door to front. Doors to WC and kitchen/diner. Understairs storage cupboard. Stairs to first floor landing. Radiator.

Cloakroom

Double glazed window to front. Low level WC. Vanity unit wash hand basin. Radiator. Tiling.

Kitchen/ Dining/ Family room

25' 11" x 17' 11" (7.89m x 5.46m)

Double glazed bay window to side and double glazed windows to front and side. Radiators. Fitted kitchen with wall and base units, worktops and stainless steel sink/drain. Tiled splashback. Integrated gas hob, electric oven, extractor fan, dishwasher and fridge/freezer.

Utility room

Double glazed door to rear garden. Wall and base units, worktop. Tiled splashback. Space for washing machine/dryer. Boiler unit.

First Floor Landing

Double glazed window to front. Stairs from entrance hall. Doors to lounge and main bedroom. Radiator.

Lounge

17' 11" x 9' 2" (5.46m x 2.79m)

Double glazed windows to front and side. Radiator.



Bedroom One

16' 5" x 8' 9" (5.00m x 2.66m)

Double glazed window to side. Radiator. Door to en-suite.

En-Suite

Double glazed frosted window to front. Low level WC. Wash hand basin vanity unit. Shower cubicle. Heated towel rail. Tiling.

Second floor landing

Double glazed window to front. Stairs from first floor landing. Doors to bedrooms and bathroom. Radiator. Loft access. Airing cupboard.

Bedroom Two

17' 11" x 8' 10" (5.46m x 2.69m)

Double glazed windows to front and side. Radiator.

Bedroom Three

10' 6" x 9' 5" (3.20m x 2.87m)

Double glazed window to side. Radiator.

Bedroom Four

9' 2" x 7' 1" (2.79m x 2.16m)

Double glazed window to front. Radiator.

Family Bathroom

Double glazed frosted window to rear. Bath with mixer taps and shower over. Low level WC and wash hand basin vanity unit. Radiator. Tiling.



Front of property

Black iron fencing surrounding property with gate to front entrance. A variety of shrubs and plants border. Decorative tiled path to front door.

Rear Garden

Wall enclosed garden with large patio and lawn area. Wooden sleeper planters perimeter the garden with a variety of trees, shrubs and plants. Side gated access to garage and driveway.

Garage and Parking

Single garage with up and over door, power and lighting. Driveway under car port to side of property.

Additional information

- Tenure: Freehold
- Council tax band: E
- Construction Type: Traditional Brick
- Parking: Driveway and garage
- Electric supply: Mains Electricity
- Water supply: Mains water
- Sewerage: Mains Sewerage
- Heating supply: Gas central heating
- Mobile Signal: Good
- Broadband: Full Fibre
- Rights or Restrictions: None disclosed by owner
- Listed Building Status: No
- Conservation Area: No
- Any Public Rights Of Way Across Title: No
- Any Planning Permissions & Development Proposals: No
- Any floods in last 5 years: No
- Accessibility & Adaptions: None
- Agent's notes: None





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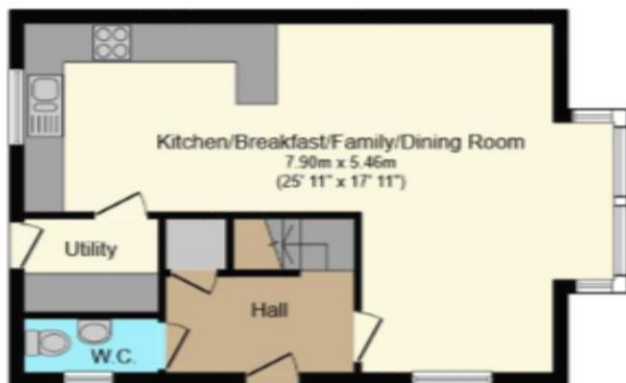


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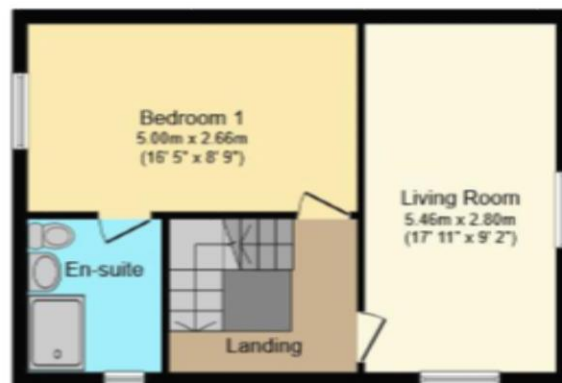
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Floorplan



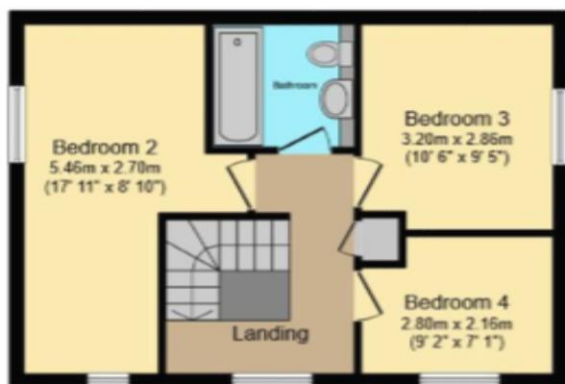
Ground Floor

Floor area 45.1 sq.m. (485 sq.ft.)



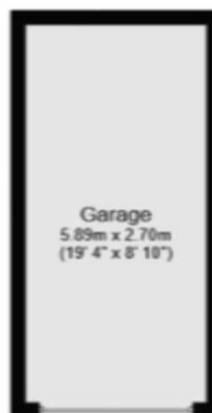
First Floor

Floor area 42.9 sq.m. (461 sq.ft.)



Second Floor

Floor area 42.8 sq.m. (461 sq.ft.)

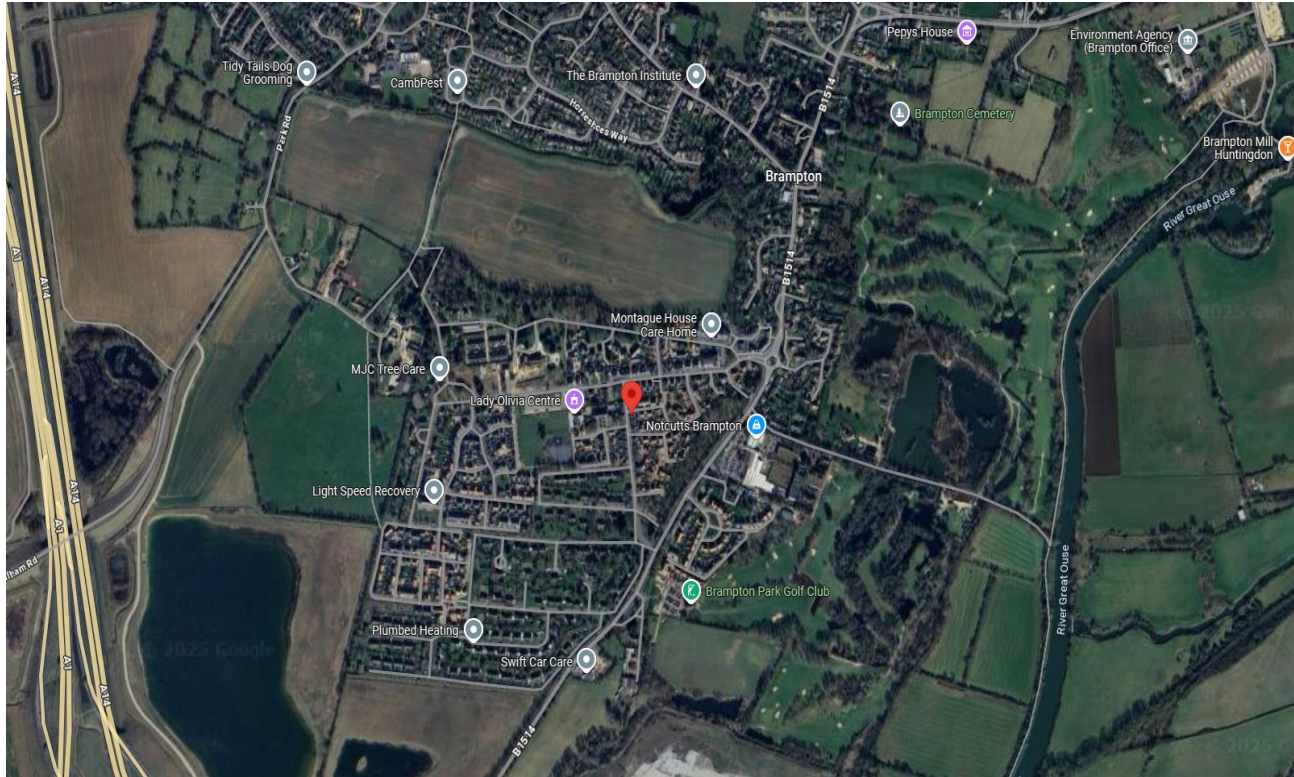


Garage

Floor area 15.9 sq.m. (171 sq.ft.)

Total floor area: 146.7 sq.m. (1,579 sq.ft.)

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 orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any 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.Propertybox.io



Council Tax Band: E
Local Schools: Brampton Village Primary
EPC Rating: B
Tenure: Freehold
Term Remaining: n/a

Property Misdescriptions Act 1991

The Agent has not tested any electrics, central heating systems, apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A buyer is therefore advised to obtain verification from Solicitor or Surveyor. References to the Tenure of a Property are based on the information supplied by the seller. These particulars do not form part of any contract.

Measurements are believed to be correct within 5 inches. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.