



**LOVETT**  
Sales & Lettings

£500,000



## 1 Hartham Close, Grafham, Huntingdon, PE28 0GD

- Detached family home
- Four bedrooms / Three bathrooms
- Double garage & Driveway
- Close to Grafham Water
- Village shop nearby
- South East facing garden

# Full Description

A spacious four bedroom detached family home in a sought after location in the popular village of Grafham which is situated less than half a mile from Grafham Water - England's third largest reservoir nestled in 1500 acres of beautiful countryside. Brampton Wood Nature reserve is also close by. The property is also within close walking distance to Grafham Community Shop. The accommodation comprises entrance hall, WC, study, living room, dining room, kitchen and utility room on the ground floor. The first floor has four good sized bedrooms, two en-suite shower rooms and a family bathroom. Externally, there is a South East facing rear garden plus a double garage with a driveway providing off road parking for several vehicles. Oil fired central heating. Viewing highly recommended! No forward chain.

## ENTRANCE HALL

Glazed entrance door leading to entrance hall. Stairs to first floor with recess under. Radiator. Doors to WC, study, living room and kitchen.

## WC

Two piece white suite comprising low level WC and pedestal wash hand basin. Radiator. Window to side.

## STUDY

8' 6" x 8' 4" (2.59m x 2.54m)

Window to front. Radiator. Telephone point.

## LIVING ROOM

16' 2" x 13' 0" (4.93m x 3.96m)

Bay window to front. Feature fireplace. Radiator. TV and telephone points. Double doors through to dining room.

## DINING ROOM

14' 4" x 11' 2" (4.37m x 3.4m)

Sliding door to rear garden. Radiator. Door to kitchen.

## KITCHEN

11' 2" x 11' 10" (3.4m x 3.61m)

Fitted kitchen comprising work surfaces with complimentary drawers and cupboards under. Wall mounted cupboards. One and a half bowl sink with mixer tap and tiled splash backs. Built in electric double oven and four ring hob with extractor over. Built in dishwasher. Tiled floor. Window to rear. Radiator. Door to utility room.

## UTILITY ROOM

12' 7" x 4' 8" (3.84m x 1.42m)

Utility comprising work surface with cupboard under. Plumbing for washing machine. Wall mounted oil fired boiler. Window to side and door to rear. Space for tall fridge freezer. Wall mounted electric consumer unit.





## LANDING

Loft access. Smoke alarm. Doors to bedrooms and bathroom.

## BEDROOM ONE

14' 5" x 13' 0" (4.39m x 3.96m)

Window to front. Radiator. Fitted wardrobes with sliding doors.  
Door to en-suite.



## ENSUITE

Three piece white suite comprising low level WC, pedestal wash hand basin and fitted shower with glass door and tiled splash backs. Radiator. Extractor fan. Window to front.

## BEDROOM TWO

12' 9" x 11' 2" (3.89m x 3.4m)

Window to rear. Radiator. Door to en-suite.



## ENSUITE

Three piece white suite comprising low level WC, pedestal wash hand basin and fitted shower with glass sliding door and tiled splash backs. Radiator. Extractor fan. Window to side.

## BEDROOM THREE

11' 2" x 8' 9" (3.4m x 2.67m)

Window to rear. Radiator.

## BEDROOM FOUR

9' 3" x 8' 1" (2.82m x 2.46m)

Window to rear. Radiator.

## BATHROOM

Three piece suite comprising low level WC, pedestal wash hand basin and panelled bath with shower attachment over. Tiled splash backs. Radiator. Window to front.

## DOUBLE GARAGE

Two up and over doors. Power and light. Personal door to the side. Eaves storage.

## REAR GARDEN

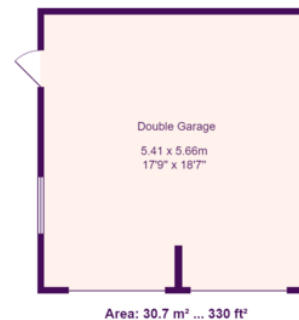
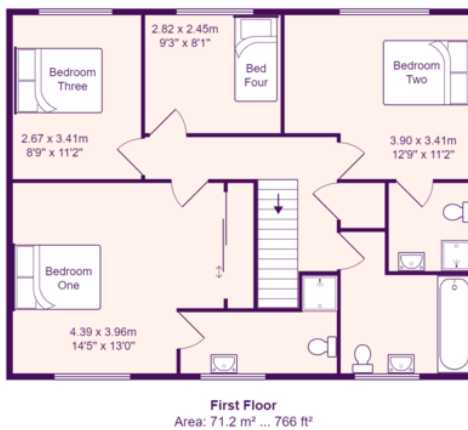
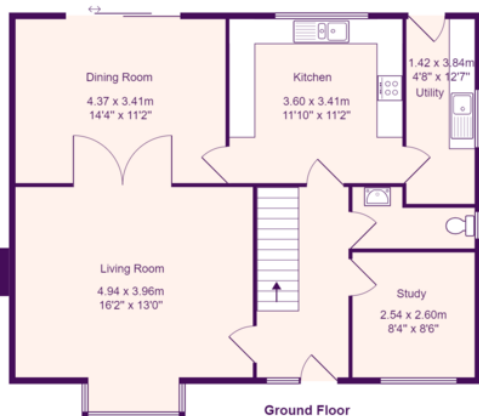
South East facing rear garden mainly laid to lawn with flower and shrub borders. Gated access to side. Oil tank to rear of double garage. Personal door to garage.



## PARKING

Block paved driveway providing off road parking for several vehicles.





Area: 30.7 m<sup>2</sup> ... 330 ft<sup>2</sup>

**Total Area: 174.4 m<sup>2</sup> ... 1877 ft<sup>2</sup>**

All measurements are approximate and for display purposes only