



REDWOOD, FRIDAY BRIDGE, PE14 0HY

PRICE GUIDE: £550,000



GAVIN HUMAN

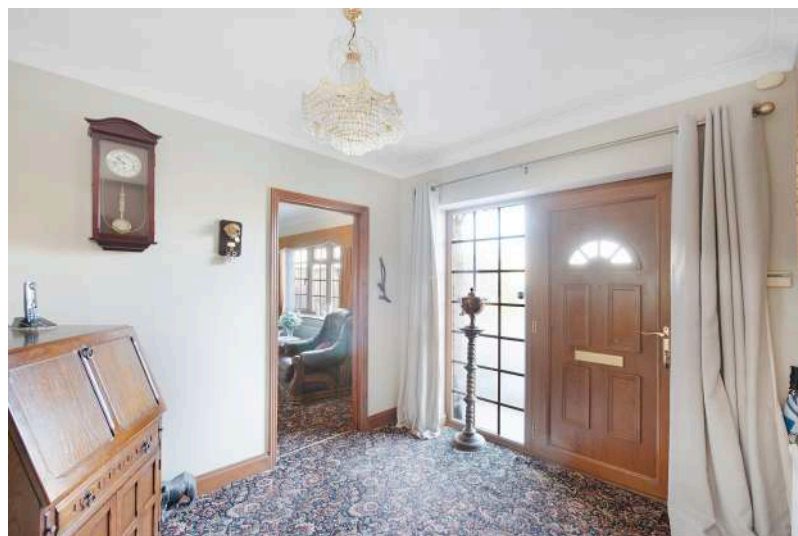
exp<sup>UK</sup>

CAMBRIDGE ESTATE AGENT

On the fringe of the village and set back from the road in its own private sanctuary, Redwood is not your typical bungalow. With its internal, spacious accommodation exceeding 1700sqft this bungalow is bigger than some detached houses. And that's before factoring the half acre plus garden which backs onto open fields and the large frontage for off road parking.

The village of Friday Bridge offers a welcome balance of open countryside with a close knit community, whilst still providing everyday essentials and a variety of groups and clubs.

**To book your viewing call Gavin Human: 07388 057789.  
[property@gavinhuman.co.uk](mailto:property@gavinhuman.co.uk)**



- Spacious detached bungalow
- Edge of village location
- Over 3/4 an acre garden, backing onto fields
- Opportunity to modernise and extend subject to PP
- Three receptions rooms
- Feature inglenook fireplace with inset log burner
- Fitted breakfast kitchen
- Three double bedrooms
- Family bathroom
- Off road parking and double car lodge



Sitting room



Sitting room

Dining room



The bungalow has a welcoming and spacious **ENTRANCE HALL** with a frosted glass window next to the door adding extra light.

From the reception there are doors leading off to your right into the front **SITTING ROOM** and a door into the fitted **BREAKFAST KITCHEN**.

The **SITTING ROOM** has a large window overlooking the front garden and has a gas fire. An archway leads into the **DINING AREA**, which currently has a 6 seater dining table and has space for larger and additional furniture.



Family room



Family room

Kitchen



Kitchen



Principal bedroom



Second bedroom

Third bedroom



The **PRINCIPAL BEDROOM** benefits from full height and full width fitted wardrobes and enjoys views over the garden. There is plenty of room for extra furniture such as a vanity table, chair, and set of drawers.

There are **TWO FURTHER DOUBLE BEDROOMS**, both of which overlook the front, one of which also has fitted robes.



Entrance Hall



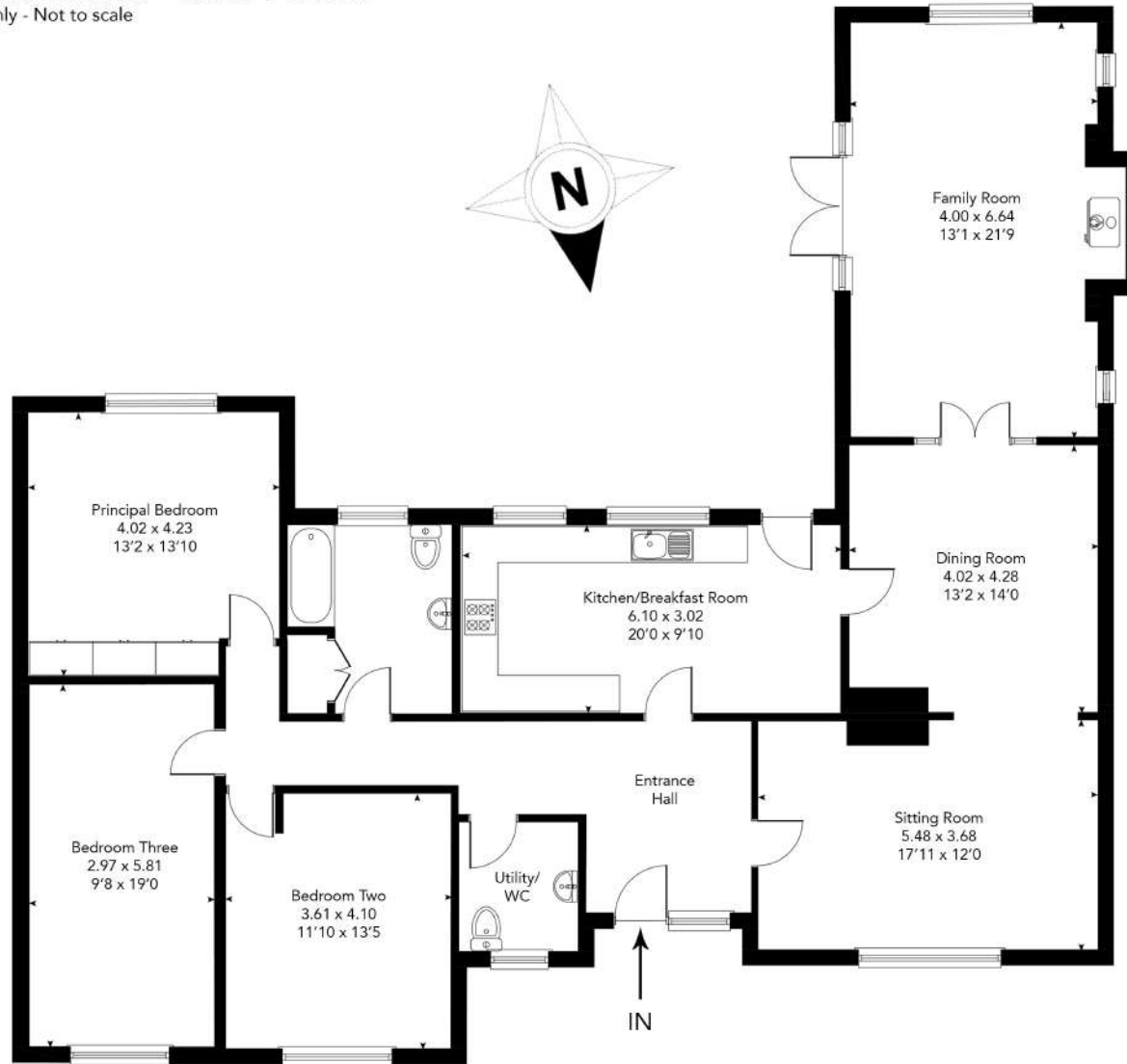
Bathroom

From the **ENTRANCE HALL**, turning through the archway takes you towards the bedroom accommodation. The first door on the left is a useful **UTILITY / CLOAKROOM** which is bigger than you might expect and offers a low level flush WC, a wash hand basin, and plumbing for a washing machine. A frosted window overlooks the front.

Further down the corridor the **BATHROOM** is a good size and gives lots of options should you look to refit it - although avocado colour suites are back in fashion! There is currently a tile surround covering floor, walls half way and then upland around the bath with overhead shower. There is also a low level WC and a hand basin with a lighted mirror above.



Approximate Gross Internal Area = 165 m<sup>2</sup> / 1776 ft<sup>2</sup>  
For identification purposes only - Not to scale



This plan is for layout guidance only. Not drawn to scale unless stated. Windows, door openings and all measurements are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.  
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## KEY INFORMATION

Property Type	Detached Bungalow
Bedrooms	Three
Council Tax	Band D
Square footage	1776sqft
EPC Rating	D
Age	TBC
Last sold date	2005
Title Number	CB298468
Plot size	0.61 acres
Heating	Gas Fired Central Heating
Tenure	Freehold

### LOCAL AREA

Local Authority	Fenland District Council
Flood Risk River & Seas	Very Low
Flood Risk surface water	Very Low
Conservation Area	No

### CONNECTIVITY

Upload	115 mbps
Download	1600 mbps
Full Fibre Available	YES

### Cable/Satellite TV availability

BT	Yes
Sky	Yes
Virgin	Yes

### Mobile Signals (based on calls indoors)

EE	Green
3 (Three)	Green
O2	Amber
Vodafone	Amber

- Green Likely to have good coverage.
- Amber You may experience some problems.
- Red You should not expect to receive a signal.

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## KEY INFORMATION

### TRANSPORT (NATIONAL)

#### National Rail Stations

March	5.65 miles
Downham Market	8.12miles

#### Trunk Roads/Motorways

M11 J14	27.37miles
M11 J13	28.77miles
M11 J12	30.33 miles
M11 J11	32.21 miles

#### Airports/Helipads

Cambridge airport	28.92 miles
Stansted airport	50.86 miles
Luton airport	56.54 miles

### TRANSPORT (LOCAL)

#### Bus stops

Friday Bridge Road	0.43 miles
The Stitch	0.36 miles
Well End	0.51 miles

### SCHOOLS

#### Primary

Friday Bridge Community Primary	0.64 miles
Elm CofE Primary	0.98 miles
Elm Road Primary	2.45 miles

#### Secondary

Thomas Clarkson Academy	2.19miles
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10 year history of average house prices by property type in PE14

Detached	+84.97%
Semi-Detached	+82.19%
Terraced	+74.93%

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The logo for exp UK, featuring the word 'exp' in a bold, lowercase font with a small 'UK' to its right.

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## KEY INFORMATION

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