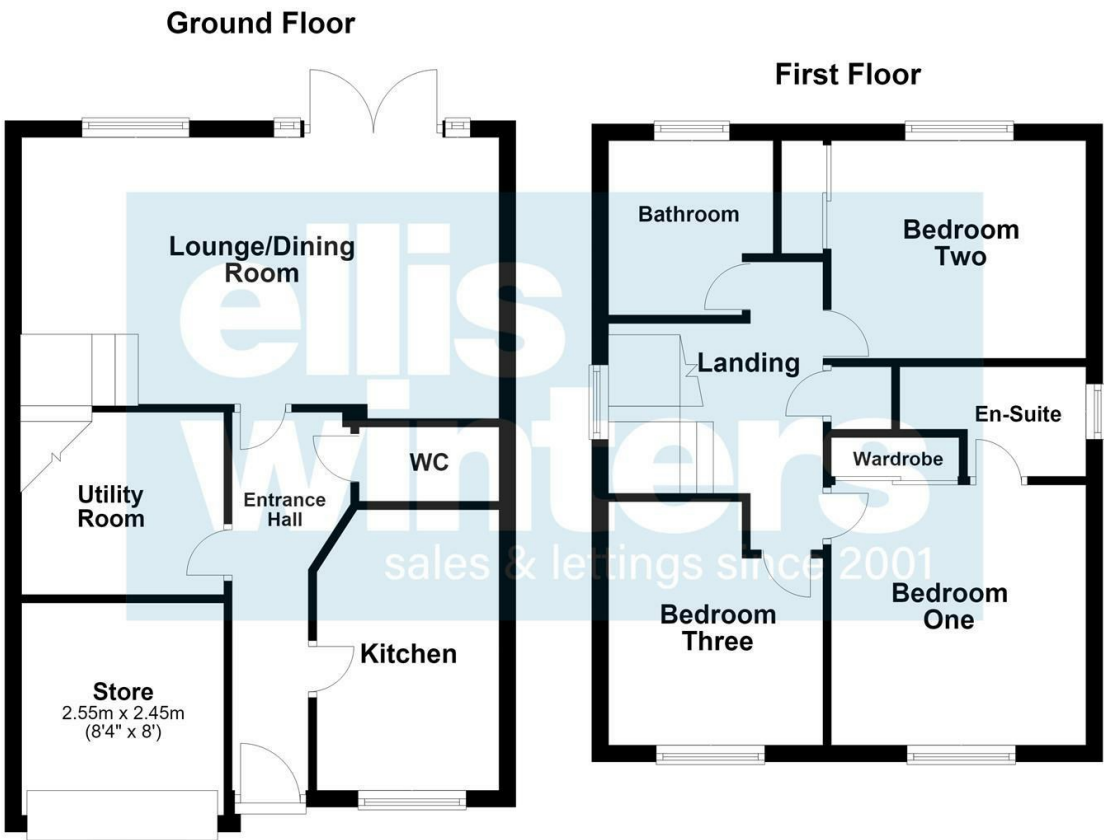




Ground Floor

Entrance Hall

Kitchen
3.37m (11'1") x 2.19m (7'2")

Lounge/Dining Room
5.74m (18'10") x 3.21m (10'6")

Utility Room
2.43m (8') x 2.19m (7'2")

WC
1.68m (5'6") x 0.89m (2'11")

First Floor
Landing

Bedroom One
3.13m (10'3") x 3.06m (10'1")

En-Suite

Bedroom Two
3.06m (10'1") x 2.62m (8'7")

Bedroom Three
2.93m (9'7") max x 2.58m (8'5")

Bathroom

Outside
The property benefits from off road parking to the front, which leads to garage/store measuring approx. 8.4m x 8m, and low maintenance borders with mature shrubs. Gated access both sides of the property provides access into the private enclosed rear garden which is mainly laid to lawn with mature trees and shrubbery boarding. A patio spanning the width of the

property and to the side create an ideal space for outdoor dining and entertaining.

Further Information
Tenure: Freehold
Council Tax Band: D
EPC: D

Buyer ID Checks
To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment.
The cost is £66.67 plus VAT (£80) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete.
Our team will guide you through the process when you make an offer on a property.

Disclaimer
All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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£375,000
Exmoor Close
Huntingdon, , PE29 6XN

PROPERTY SUMMARY

Tucked at the bottom of a cul-de-sac and overlooking a smart green, this well presented, detached family home located in the ever popular Hinchingsbrooke is offered with No Onward Chain. The ground floor accommodation comprises of a kitchen, spacious lounge/dining room, downstairs cloakroom and utility room. Upstairs, three double bedrooms with fitted wardrobes, an en-suite shower room to bedroom one and family bathroom complete the accommodation. Outside, the property benefits from off road parking to the front, leading to a store, and low maintenance gravels borders with mature shrubs. Gated access both sides of the property lead to the private enclosed rear garden which is mainly laid to lawn, with mature trees and shrubs boarding and a paved patio spanning the width of the property. The property is ideally located within walking distance of Hinchingsbrooke School, Hospital, Country Park and a short distance from Huntingdon Mainline Train Station and Town Centre, a viewing of this home is essential to appreciate the space and quiet location on offer.

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