



63 Main Street
Huntingdon, PE28 5NU



Christie Taylor
Partnered With
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Property Experts

This is a fantastic opportunity to acquire a modern home presented in standout condition, set within a glorious semi-rural position with unrivalled garden space and enviable countryside views. The accommodation begins with a bright and welcoming entrance hall with guest WC and stairs rising to the first-floor landing.

To the right of the hall lies the impressive open-plan kitchen/dining/family room, complete with bi-fold doors opening onto the rear garden and a separate utility room for added practicality. To the left, the generously proportioned living room features a contemporary gas fire and a further set of bi-fold doors leading directly to the garden, creating a wonderful connection between indoor and outdoor living.

A double bedroom with en suite is accessed from the main lounge, offering excellent flexibility for guests, multigenerational living or a ground-floor suite.

Upstairs, the landing provides generous storage solutions and leads to three further bedrooms, two of which benefit from en suite facilities, along with the family bathroom.

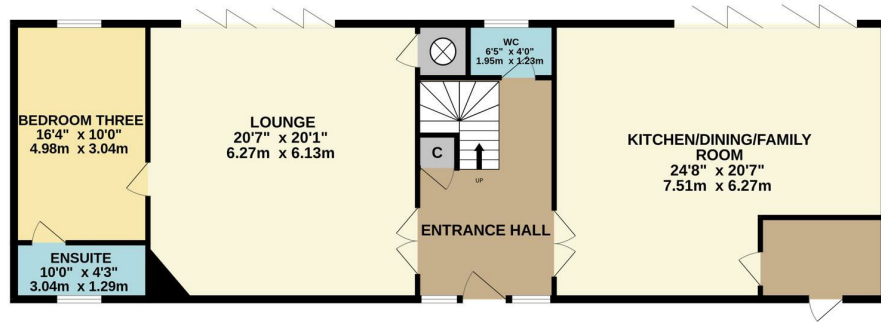
Outside, the property forms part of an attractive courtyard shared with just two neighbouring homes and benefits from a double-width car port.



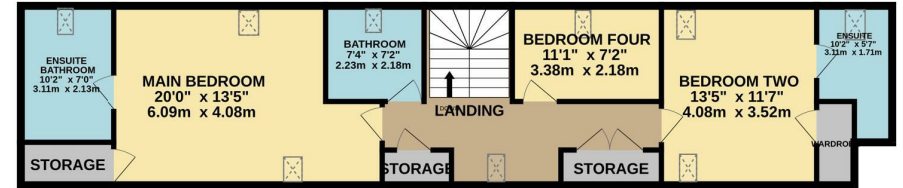
Offers over £650,000



GROUND FLOOR
1329 sq.ft. (123.5 sq.m.) approx.



1ST FLOOR
860 sq.ft. (79.9 sq.m.) approx.



TOTAL FLOOR AREA : 2189 sq.ft. (203.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The plan is copyright to Simpson and Partners and is for illustrative purposes and should only be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability can be given
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	





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