



Deerpark Road, Sawtry - PE28 5TU
£400,000



HARVEY
ROBINSON

Deerpark Road

Sawtry, Huntingdon

- Four Bedroom
- Detached Family Home
- Open Plan Kitchen/Diner
- Cloakroom with Utility Area
- Great Size Plot
- Double Garage
- Ample Off Road Parking
- Newly Fitted Bathroom
- Ensuite To Master

Welcome to this beautifully presented four-bedroom detached family home, offering a blend of spacious living and modern comfort throughout. Upon entering, you are greeted by a welcoming hallway that leads to a generous lounge, perfect for relaxing or entertaining guests. The heart of the home is the impressive open plan kitchen and dining area, thoughtfully designed to provide a seamless space for family meals and social gatherings, with contemporary fittings and ample storage ensuring both style and practicality. Adjacent to the hallway, a convenient cloakroom with a utility area adds further functionality, making day-to-day living effortless. Upstairs, four well-proportioned bedrooms await, bedrooms 2,3 and 4 benefit from newly fitted carpets that lend a fresh, inviting feel. The principal bedroom features an ensuite shower room, finished to a high standard with sleek modern fixtures, while the family bathroom has been completely refitted. Every room is well presented, with neutral décor and quality finishes that create a sense of warmth.





Additional highlights include a double garage, providing excellent storage or secure parking, ample off-road parking for multiple vehicles and is situated on a great size plot with potential to extend (subject to planning). With its spacious layout, modern updates, and attention to detail throughout, this home is ideally suited for families seeking comfort, convenience, and a touch of elegance in their everyday living.

LOCATION

Sawtry is located 8 miles North of Huntingdon and 14 miles South of Peterborough, with great access to the A1(M) making the area great for commuters. The closest train station is located in Huntingdon which only takes approximately 20 minutes by car.

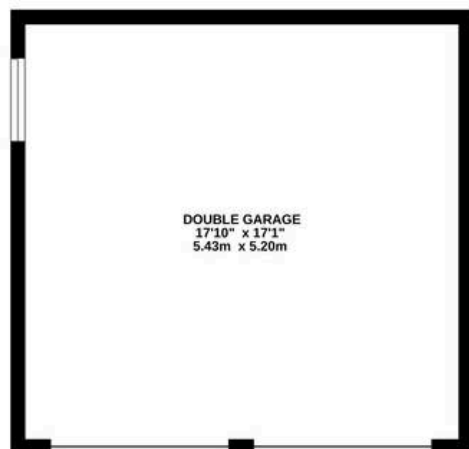
The village itself offers a great number of amenities such as a hairdressers, newsagents, mini-markets and local take-away/fish and chip shops as well as a Co-op supermarket. There is also a veterinary practice, dental practice and doctors surgery within the centre of the village.

Education is well covered with a popular Primary School and Sawtry Village Academy which teaches up to and including A level students.

If you are a keen walker, there are beautiful walks around the village including the popular St Judith's field.



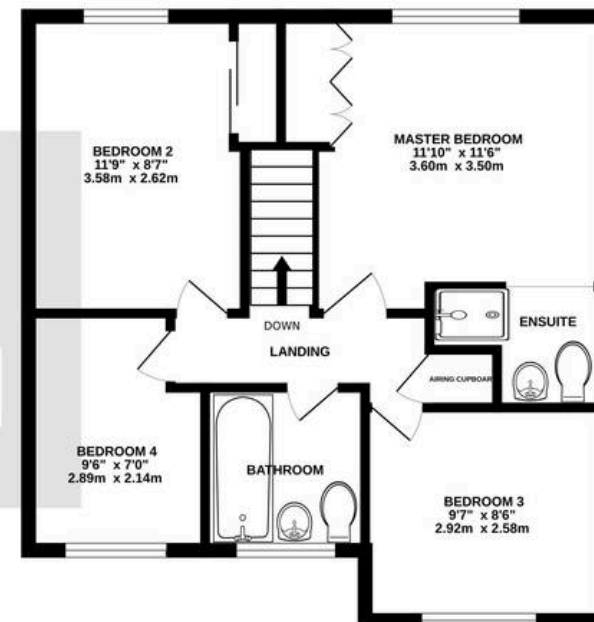
DOUBLE GARAGE
304 sq.ft. (28.3 sq.m.) approx.



GROUND FLOOR
492 sq.ft. (45.7 sq.m.) approx.



1ST FLOOR
511 sq.ft. (47.5 sq.m.) approx.



TOTAL FLOOR AREA : 1307 sq.ft. (121.4 sq.m.) approx.

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FAQS

Tenure: Freehold

Council Tax Band: D

Vendors Onward Movements: Upsizing locally - complete onward chain

What3Words Location: [///badminton.corrode.flitting](https://www.what3words.com/?q=///badminton.corrode.flitting)

Vendor Owned: 7 Years

Property Built: 1980s

Garden: South Facing

Loft: Partially Boarded

Boundary: Right

Water Meter: No

School Catchments: Sawtry Infant School, Sawtry Junior Academy, Sawtry Village Academy

Please note we have not tested any apparatus, fixtures, fittings, or services. Interested parties must undertake their own investigation into the working order of these items. All measurements are approximate, and photographs provided for guidance only.

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