



BROWN & CO

7 ROBERTS CLOSE



-7 Roberts Close-

Godmanchester | Huntingdon | PE29 2PJ

A well presented three bedroom semi detached home occupying an enviable position within this highly sought after residential area.

Property Highlights

Well presented three bedroom semi detached home - Convenient access to local amenities and transport links - Peaceful position within a desirable setting - Driveway parking providing off road parking - Attractive and enclosed rear garden - Generously proportioned accommodation over two floors - Situated within a sought after residential location

House

Ground Floor: Entrance Hall – Living room - Inner hallway – Kitchen diner

First Floor: Landing – Principal bedroom - EN-Suite shower room - Bedroom two - Bedroom three - Family bathroom

Total: 806 sq. ft. (74 sq. m)



DETAILED DESCRIPTION

A well planned and generously proportioned three bedroom semi detached home occupying an attractive and peaceful position within a desirable residential area. The accommodation extends to approximately 806 sq. ft., arranged over two floors, and is complemented by driveway parking and an enclosed rear garden.

LOCATION

Situated in a convenient position, this property forms part of a well established development in the heart of Godmanchester. It lies within easy walking distance of the town's central amenities and picturesque riverside areas, while also enjoying excellent access to transport links and nearby green spaces, including the Godmanchester Nature Reserve and Portholme Meadow.

Godmanchester is a historic town with a vibrant community spirit and a wide range of local facilities. Everyday needs are well catered for, with independent shops, cafés, restaurants, a bakery, convenience stores, a traditional butcher, and charming tea rooms. The town also offers a pharmacy, medical centre, and dentist, ensuring practicality and convenience. For broader shopping, dining, and leisure options, the bustling market town of Huntingdon is just over a mile away, while the vibrant city of Cambridge, approximately 17-18 miles to the southeast, provides a range of cultural, retail, and entertainment experiences.

Ideally suited for commuters, Godmanchester benefits from excellent transport links. The property is just a minute's walk from a bus stop offering services to Cambridge. Major road links, including the A14 and A1, are easily accessible, with the M11 also within reach. Huntingdon railway station, less than 3 miles away, provides regular direct trains to London Kings Cross in under an hour, as well as services to Peterborough.

Families are well served by local education, with highly regarded primary schools including Godmanchester Community Academy, Godmanchester Bridge Academy, and St Anne's C of E Primary within the town. Secondary schooling is available at Hinchingsbrooke School in nearby Huntingdon, and a range of independent schools, such as Kimbolton School and several options in Cambridge, are accessible in the wider area.





ACCOMMODATION GROUND FLOOR

ENTRANCE HALL

With entrance door, wood effect flooring, door to guest cloakroom, door to

LIVING ROOM

With window to the front and side aspect, wall mounted air conditioning unit, under stairs storage cupboard, door to

INNER HALLWAY

With stairs to the first floor, door to

KITCHEN DINER

With window to the rear aspect, range of matching eye and base level units, worktop with inset sink and drainer with mixer tap over, inset four ring gas hob with chimney style extractor over, integrated appliances include fridge freezer, oven, dishwasher and washing machine, wood effect flooring, French doors to the garden

FIRST FLOOR

LANDING

With loft access via hatch, integral storage cupboard, doors to

PRINCIPAL BEDROOM

With windows to the rear aspect, fitted wardrobe with mirrored sliding door, door to

EN-SUITE SHOWER ROOM

With window to the side aspect, contemporary suite comprising; low level wc with eco flush button, pedestal wash basin with chrome mixer tap over and large shower with glass and chrome sliding door, part tiled walls, heated towel rail

BEDROOM TWO

With window to the front aspect, fitted wardrobe with mirrored sliding doors

BEDROOM THREE

With window to the front aspect

FAMILY BATHROOM

With window to the side aspect, contemporary suite comprising; low level wc with eco flush button, pedestal wash basin with chrome mixer tap and panelled bath with shower over, part tiled walls, heated towel rail



OUTSIDE

The front of the property features an attractive decorative garden incorporating a mulch bed with a selection of established shrubs. A pathway leads to the entrance door, while a generous driveway provides tandem parking and extends to a gate giving access to the rear garden.

The fully enclosed and part walled rear garden is predominantly laid to lawn and includes a patio seating area, with steps rising to a further seating terrace. The garden is enhanced by sleeper retained flower beds containing a variety of shrubs. Additional features include an outside tap, external lighting, and power sockets.

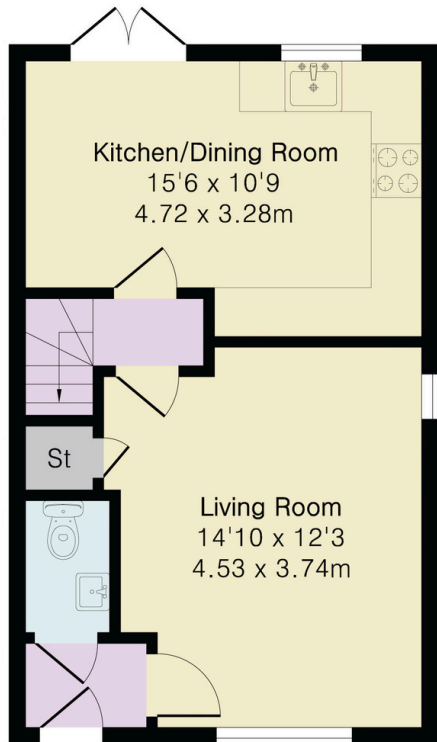




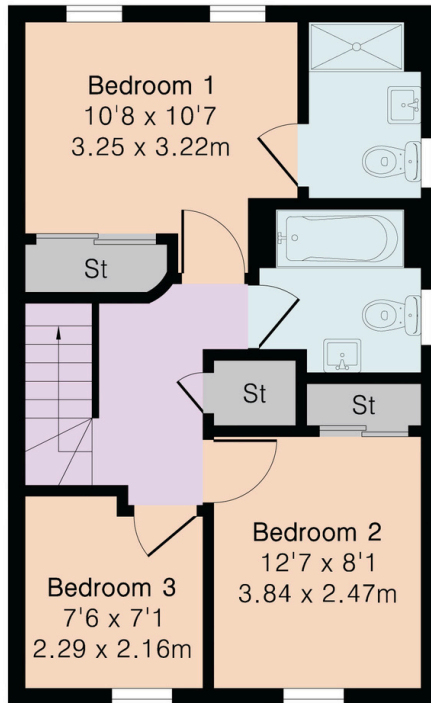
Approximate Gross Internal Area 806 sq ft - 74 sq m

Ground Floor Area 403 sq ft – 37 sq m

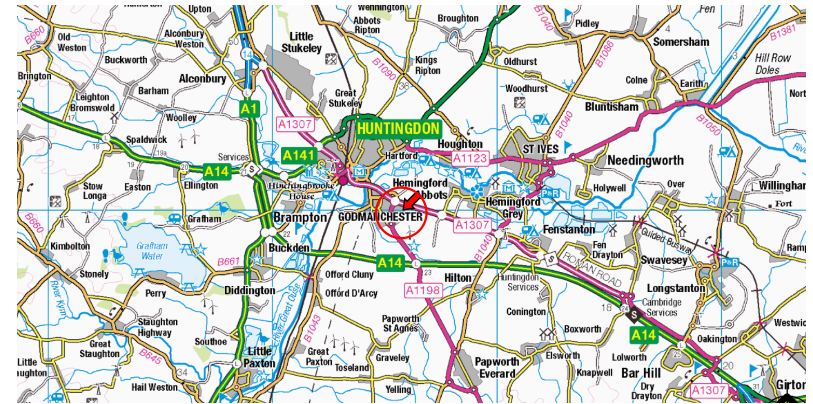
First Floor Area 403 sq ft – 37 sq m



Ground Floor



First Floor



Tenure: Freehold

Services: mains electricity, gas, water and drainage

Council Tax Band: C

EPC: B

Important Information Regarding the Property Title: Prospective purchasers are advised that the property may be subject to restrictions, easements, rights of way, or the presence of third-party services crossing the land. Full legal information, including any such matters, can be found within the official title register. The property is registered under Title Number: CB456028. A copy of the title register and title plan can be obtained from HM Land Registry or via your legal representative Buyers should satisfy

themselves as to the nature of any such matters before entering into any contractual commitment.

Additional Charges: A management company is in place with an annual service charge of £... per year.

Viewing: Strictly by prior appointment through the selling agents Brown&Co.

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