



Gunnings Way, Hemingford Grey

In Excess of £450,000



HARVEY
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- Rarely Available Bungalow
- Two Generous Bedrooms
- Well-Appointed Shower Wet Room
- Separate Dining Room
- Front Facing Lounge
- Kitchen with Breakfast Bar
- Single Garage and Ample Off-Road Parking
- Immaculately Presented Throughout
- No Forward Chain
- Viewing Essential

FAQ's

Tenure: Freehold

Postcode for SatNav: PE28 9EE

What3Words Location: drum.wheat.opt

Council Tax Band: C

EPC Rating: D

Heating Type: Gas Central Heating

Boiler Age: 19 years

Boiler Serviced: January 2021

Utilities: Mains Water, Mains Electricity, Mains Sewage

Broadband: Fibre to the Cabinet

Water Meter: Yes

Conservation Area: No

Current Owners Purchased Property: 2005

Property Constructed: 1960's-1970's

Seller's Onward Movements: No Forward Chain

Rear Garden Aspect: North East

Rear Garden Boundaries: Left

Primary School Catchment: Hemingford Grey Primary School

Secondary School Catchment Area: St Ivo Academy

Loft: Not boarded

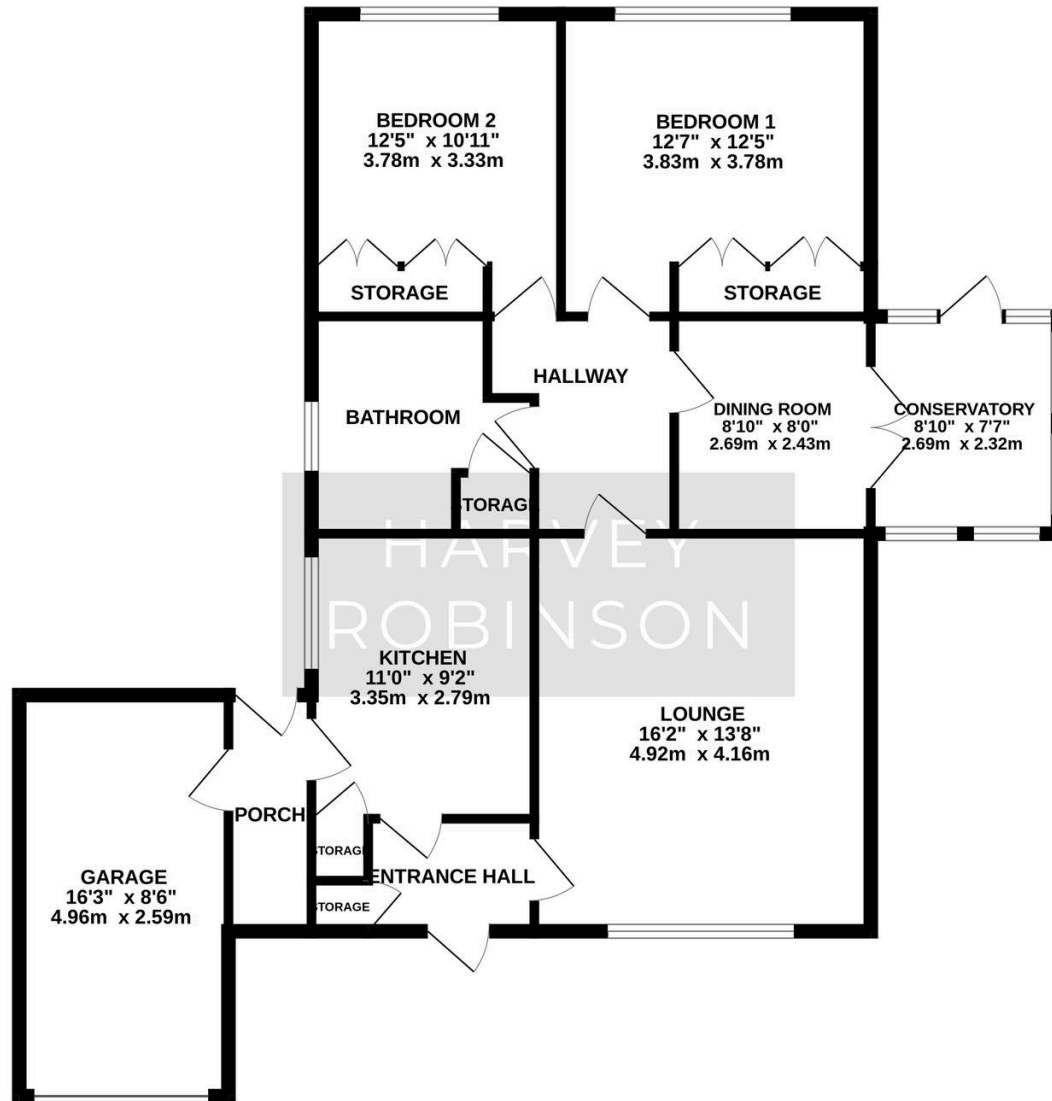


PROPERTY SUMMARY

Harvey Robinson Estate Agents are delighted to present for sale with no forward chain this beautifully presented detached bungalow, offering a harmonious blend of space, light, and modern comfort, ideal for those seeking a relaxed yet stylish home. The property comprises two generously sized bedrooms, each enhanced by large windows that flood the rooms with natural light. Built-in storage solutions and elegant vanity units add practicality and sophistication. The spacious living areas include two well-appointed reception rooms: one featuring a cosy central fireplace and another adorned with a decorative mirror and classic chandelier, both perfect for entertaining or unwinding. The heart of the home is the contemporary kitchen, equipped with sleek white cabinetry and ample countertop space, complemented by a stylish breakfast bar for casual dining. Adjacent to the kitchen, a bright dining area boasts large French doors, seamlessly connecting indoor living to a sunny conservatory and lush gardens. The modern wet room both provides accessibility, complete with walk-in shower, foldable seat, and grab rails, as well as stylish fixtures and a wall-mounted sink for a touch of elegance. The property's beautifully maintained gardens are a true highlight, offering mature landscaping, vibrant shrubbery, and a patio area paved with Indian sandstone tiles for alfresco dining or outdoor relaxation. A charming conservatory overlooks the greenery, extending the living space and providing tranquil views all year round. Practicality is further enhanced by two sheds for outdoor storage, one wooden and one with a glass front, an attached garage with an electric door and remote access, and a spacious driveway with off-road parking. The modern exterior and inviting front garden with lush lawn and seating create a welcoming kerb appeal. This bungalow is perfectly suited for buyers seeking comfort, convenience, and a serene setting, all within a thoughtfully designed and accessible single-level home. Viewings of this rarely-available bungalow are essential to truly appreciate the accommodation on offer, and can be arranged via the St Ives office.



GROUND FLOOR
1084 sq.ft. (100.7 sq.m.) approx.





LOCATION AND AMENITIES

Hemingford Grey is situated on the southern banks of the River Great Ouse, only a short distance away from St Ives which sits on the northern side of the water. The village is encompassed by acres of idyllic greenery and lots of natural wildlife, giving you lots of places to explore on evenings and weekends. Hemingford Grey is only 15 miles away from Cambridge, giving you the option to enjoy the best bits of city life before leaving it behind for the day to head home. Hemingford Grey is perfectly positioned for commuters needing access to London, Huntingdon's mainline train station is a ten-minute drive from the property and provides easy access to both Kings Cross and St Pancras within an hour. In the centre of Hemingford Grey you'll find a primary school, village shop (which also hosts the local post office) and The Cock pub. Hemingford Grey Primary School was rated as 'Good' by Ofsted during their last inspection. The Cock pub is a must visit, as in 2013 and 2019 it was named UK pub of the year by The Good Pub Guide, beating over 40,000 rivals. Not only do you get a traditional, warm country pub atmosphere, but an award-winning dining experience serving up British and European cuisine.





GENERAL

These particulars are for guidance only and do not form part of any contract. Descriptions, dimensions and references to condition are given in good faith but should not be relied upon as statements of fact.

Measurements and floorplans are approximate. Services, systems and appliances have not been tested and no warranty is given. The property is offered subject to contract and availability. Purchasers must provide identification in accordance with Anti-Money Laundering regulations; a fee of £30 (incl. VAT) per purchaser is payable to Landmark Property services for each electronic verification check. We may receive a referral fee for any of our recommended service providers.

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4.9 Star Google Review Rating



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