



BROWN & CO

4 PARK CLOSE



## - 4 Park Close-

Fenstanton | Huntingdon | PE28 9PH

A most impressive four bedroom detached home, constructed to a high specification and occupying a sought-after position within this popular residential development, together with driveway parking and a double garage.

### Property Highlights

NO UPWARD CHAIN - 2 years remaining on NHBC warranty - High specification accommodation - Driveway parking - Double garage - Sought after residential location

### House

**Ground Floor:** Entrance hallway – Living room - Dining room - Kitchen - Utility room - Office - WC

**First Floor:** Landing – Principal bedroom - Ensuite - Bedroom two - Bedroom three - Bedroom four - Family bathroom

**Total: 1,609 sq. ft. (149 sq. m)**



## DETAILED DESCRIPTION

A significantly upgraded four bedroom detached family home occupying an enviable position within this attractive residential development, enjoying leafy outlooks and a position adjacent to an attractive green area with a pond. The well planned accommodation has been finished to a high specification throughout and extends to approximately 1,609 sq. ft., arranged over two floors. The property further benefits from driveway parking and a detached double garage.

## LOCATION

Fenstanton is a well established and highly regarded village in South Cambridgeshire, situated approximately 8 miles north west of Cambridge and nearby the market town of St Ives. The village enjoys an attractive setting, with convenient access to major transport routes, employment centres, and a wide range of local amenities.

Transport connectivity is a particular strength. The nearby A14 provides direct access to Cambridge, Huntingdon, and the wider motorway network, whilst the A1(M) is readily accessible to the west. The village is also well served by the Cambridgeshire Guided Busway, with regular services operating from nearby St Ives, providing convenient links to Cambridge city centre, Cambridge North railway station, the Science Park, and Addenbrooke's Biomedical Campus.

Fenstanton offers a good range of everyday amenities, including a village shop, public houses, a pharmacy, post office facilities, and a number of community and recreational organisations. More extensive shopping, dining, and leisure facilities are available in neighbouring St Ives, together with larger retail provision in Cambridge and Huntingdon.

The surrounding area provides excellent opportunities for outdoor recreation. The village is bordered by attractive open countryside and benefits from a network of footpaths and cycle routes, whilst nearby riverside walks along the Great Ouse and the extensive green spaces surrounding St Ives further enhance the appeal of the location. Educational provision is well catered for, with Fenstanton and Hilton Primary School serving the village and secondary education available at the well regarded Swavesey Village College. In addition, a wide selection of highly regarded independent schools can be found within Cambridge, including The Perse School, St Faith's, The Leys, and Stephen Perse Foundation.

## OUTSIDE

The property is approached via a shared paved driveway set against an attractive frontage of established hedgerow and mature trees. A well stocked planted bed incorporating decorative mulch and a variety of shrubs enhances the frontage, while the driveway continues to the main entrance, private parking area, and double garage with an electric car charging point.

The fully enclosed, part walled rear garden benefits from a desirable southerly aspect and has been attractively landscaped to create a private and inviting outdoor space. Predominantly laid to lawn, the garden features a patio seating area, well stocked beds, mature shrubs and small trees, together with a composite decking area, which is screened by a selection of bleached trees. Further benefits include an outside tap, external power points, access to the double garage, and gated side access.





## ACCOMMODATION

### GROUND FLOOR

#### ENTRANCE HALLWAY

With entrance door, wood effect tiled floor, stairs to the first floor, double cupboard, under stairs storage cupboard

#### LIVING ROOM

With window to the front aspect and bay window to the side aspect both fitted with Hilary's shutters

#### KITCHEN

With window to the rear aspect, high specification Howdens handleless kitchen with range of eye and base level units, quartz counter with under mounted sink with chrome mixer tap over, five ring Neff induction hob with extractor hood over, space for Aga or Rangemaster style oven, integrated microwave and double oven, wood effect tiled floor, opening to dining room, door to

#### UTILITY ROOM

With window to the side aspect, door to the garden, high specification Howdens handleless kitchen with range of eye and base level units, quartz counter with undermounted sink with chrome mixer tap over, space and plumbing for washing machine and dryer, integral storage cupboard housing hot water cylinder, wood effect tiled flooring

#### DINING ROOM

With sliding patio door to the garden, oak flooring, door to

#### STUDY

With window to the front aspect, wood effect tiled floor

#### GUEST CLOAKROOM

With window to the side aspect, contemporary suite comprising low level wc with hidden cistern and eco flush plate, wash basin with chrome mixer tap over and storage cupboard below, part tiled walls, wood effect tiled floor



## FIRST FLOOR

### LANDING

With window to the front aspect, integral double cupboard, doors to

### PRINCIPAL BEDROOM

With window to the side and rear aspects, fitted wardrobe with mirrored sliding doors, two integral double wardrobes, door to

### ENSUITE SHOWER ROOM

With window to the rear aspect, contemporary suite comprising; low level wc with eco flush button, double vanity unit with chrome mixer taps over and large shower enclosure with drencher head over and glass and chrome sliding door, chrome heated towel rail, tiled walls

### BEDROOM TWO

With window to the rear aspect, feature panelled wall, fitted wardrobe with mirrored sliding door

### BEDROOM THREE

With window to the front and side aspect, fitted wardrobe with mirrored sliding door, loft access via hatch

### BEDROOM FOUR

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

### FAMILY BATHROOM

With window to the front aspect, contemporary suite comprising; low level wc with eco flush button, wall mounted vanity unit with inset basin and chrome mixer tap over, panelled bath with chrome mixer tap and hand held shower head attachment and shower enclose with drencher head over and glass and chrome bifolding door, part tiled walls, chrome heated towel rail, wood effect flooring



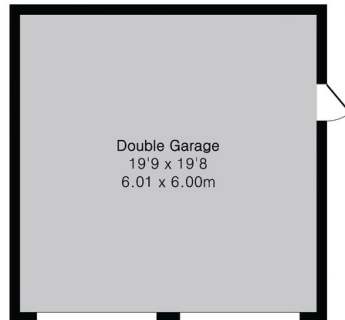


**Approximate Gross Internal Area 1609 sq ft - 149 sq m  
(Excluding Garage)**

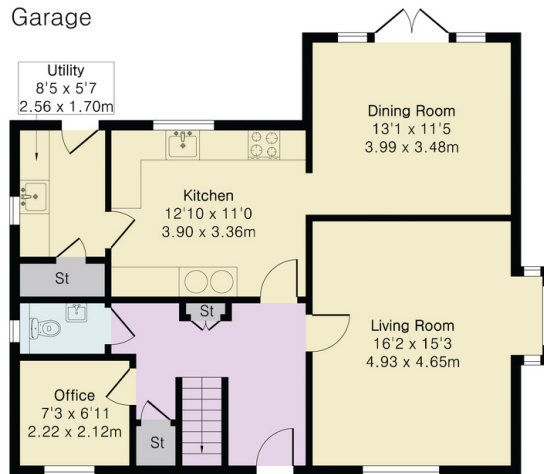
Ground Floor Area 810 sq ft – 75 sq m

First Floor Area 799 sq ft – 74 sq m

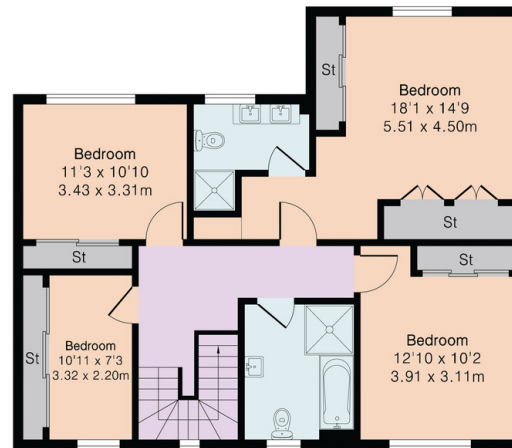
Garage Area 388 sq ft – 36 sq m



Garage



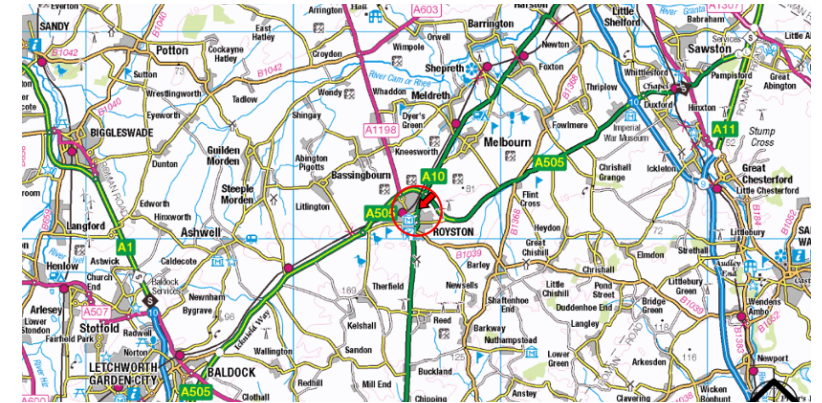
Ground Floor



First Floor

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Tenure: Freehold

Services: All services connected, gas fired central heating

Council Tax Band: E  
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: CB453058. 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.

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

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Additional Charges: The property is accessed via a private road, not maintained by the local authority. A management company is in place with an annual service charge of approximately £300 - £350 per annum.



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