

Cranfield Place, Somersham - PE28 3YJ

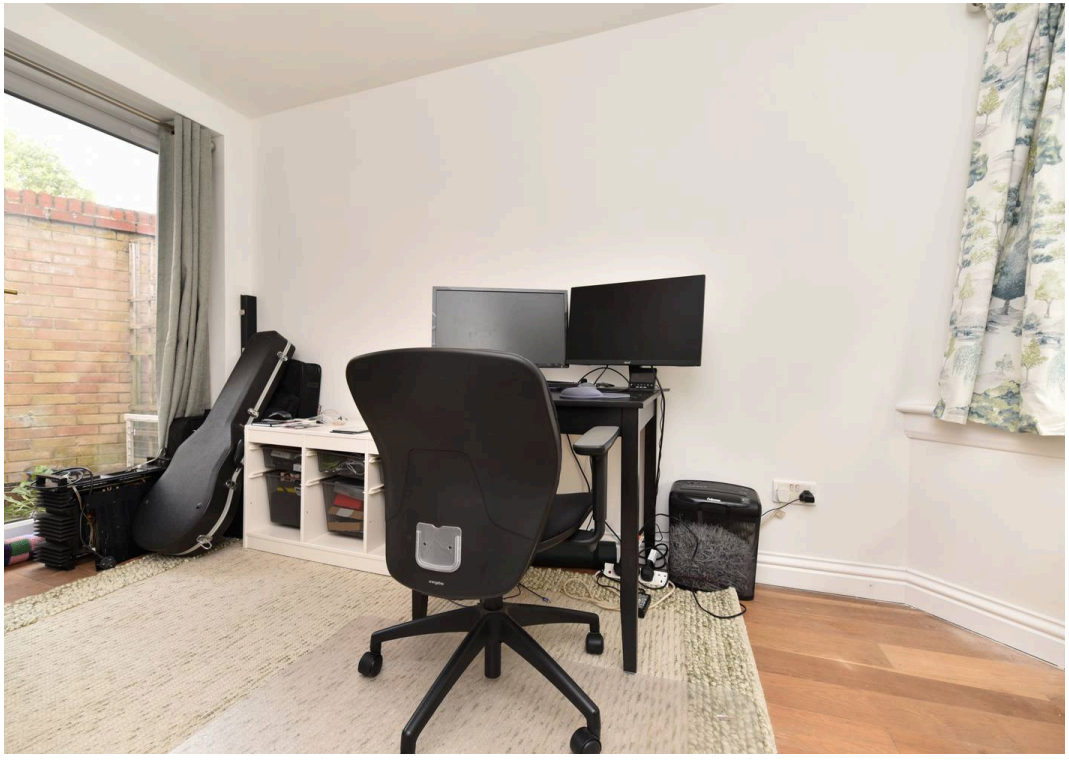
In Excess of £425,000

HARVEY ROBINSON









- Detached Family Home
- Four Generous Bedrooms
- Refitted Family Bathroom
- Ensuite to Master
- Extended Ground Floor Accommodation
- Dedicated Home Office
- Extensive Conservatory to the Rear
- Downstairs W/C and Utility Room
- Sought After Village Location
- Viewing Essential





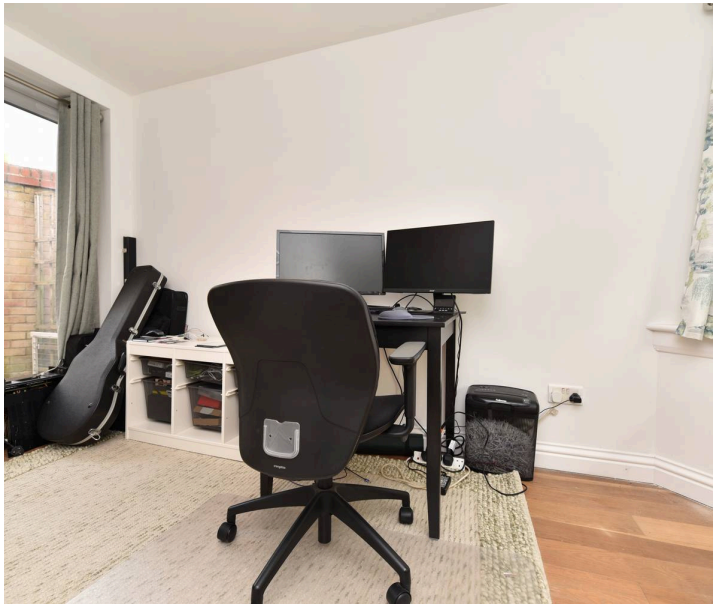


FAQ's
Tenure: Freehold
Post Code for SatNav: PE28 3YJ
What3Words Location: rewrites.squares.radiating
Property Constructed: 1989
Conservation Area: No
Utilities: Mains Gas, Water, Sewerage and Electric
Broadband: Fibre to the Property
Current Owner's Purchased Property: 2022
Seller's Onward Movements: Moving Closer to Work
Council Tax Band: D
EPC Rating: C
Rear Garden Aspect: North
Rear Garden Boundaries: Left and Rear
Water Meter: No
Loft: Part Boarded
Primary School Catchment: Somersham Primary
Secondary School Catchment: Ramsey Abbey College
Bathroom Refitted: 2025
Soffits, Fascias and Gutters Replaced: 2023
There is an EV Charger Available at the Property
Boiler Replaced: 3 Years Ago - Under Warranty with 2 Years Remaining, Last Serviced August 2025

PROPERTY SUMMARY

This impressive four-bedroom detached family home offers spacious and versatile living accommodation, ideally situated in a sought-after village location. The property has been thoughtfully extended on the ground floor to provide generous and flexible spaces, making it perfect for modern family life. Upon entering, you are greeted by a welcoming hallway that leads to a bright and airy living room. The heart of the home is the contemporary kitchen, which flows seamlessly into a large, separate dining room, ideal for family meals or social gatherings. To the rear, an extensive conservatory provides an additional reception space, flooded with natural light and offering a versatile space that would make an excellent playroom, hobby space or dedicated home office. The ground floor also benefits from a dedicated home office (ideal for remote working), a convenient downstairs W/C, and a practical utility room. Upstairs, the property boasts four generous bedrooms, including a spacious master suite with its own modern ensuite shower room which has been recently refitted by the current owners. The remaining bedrooms are well-proportioned and served by a beautifully refitted family bathroom, featuring quality fixtures and a stylish finish. The rear garden wraps around the exterior of the property and is largely hard landscaped making this a low maintenance option for any family. There is a driveway and a single garage to the front providing off road parking. Throughout, the home is presented to a high standard, with a neutral décor that will appeal to a wide range of buyers. The property enjoys a peaceful setting while remaining within easy reach of local amenities, reputable schools, and excellent transport links. Viewing is essential to fully appreciate the quality and space on offer within this exceptional family residence.







Council Tax band: D

Tenure: Freehold















6 Cranfield Place

Somersham, Huntingdon

Council Tax band: D

Tenure: Freehold

EPC Energy Efficiency Rating: C

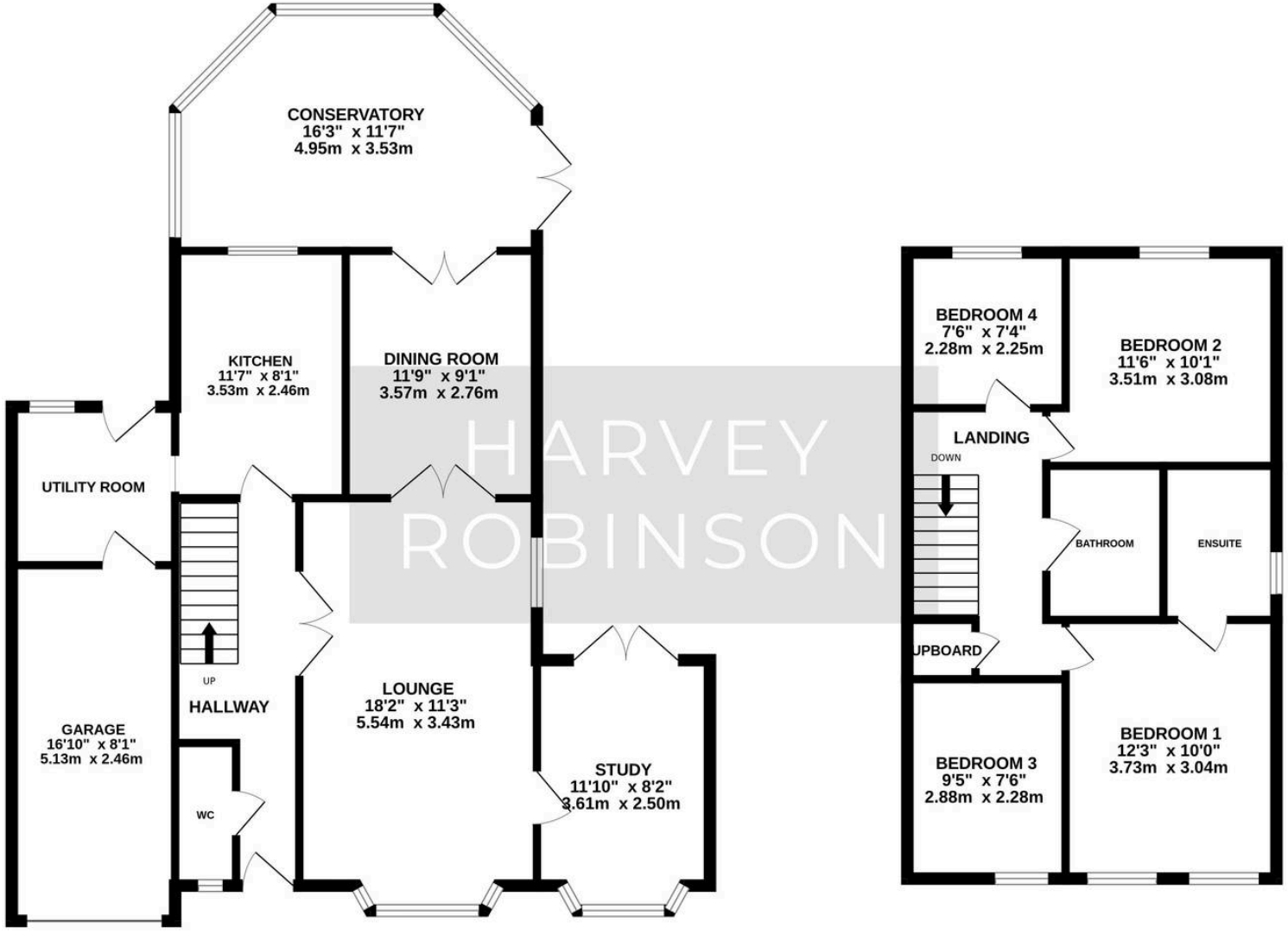
EPC Environmental Impact Rating:

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GROUND FLOOR
976 sq.ft. (90.7 sq.m.) approx.

1ST FLOOR
518 sq.ft. (48.1 sq.m.) approx.



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TOTAL FLOOR AREA : 1494 sq.ft. (138.8 sq.m.) approx.

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