# Houghton Road St. Ives PE27 6TZ.
# Asking Price £390,000

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# Houghton Road, St. Ives, PE27 6TZ.
## Council Tax Band: C

Recently built two bedroom energy efficient detached home offering a kitchen/dining room with a range of built in appliances, downstairs WC, upstairs family four piece bathroom suite. The property is situated on a private road and being just one of a small selection of 14 homes benefitting from an air source heat pump, solar panels, water saving appliances, double layer insulation and EV charging point. Situated within a short distance is the River Ouse, the Thicket Path is accessed via a private gate from the development and is ideal for cycling, running or just a leisurely walk.

**Entrance Hall**
6'3 x 4'9 (1.91m x 1.45m)
Composite front door to the entrance hall, 'Karndean' style herringbone flooring, radiator, inset spotlight, hardwood style doors to all rooms.

**Downstairs WC**
5'0 x 3'4 (1.52m x 1.02m)
Double glazed opaque window to the front aspect, cistern enclosed low level WC, wall hung vanity wash hand basin, radiator, Karndean style herringbone flooring, inset spotlights.

**Living Room**
15'5 x 14'1 (4.70m x 4.29m)
Large double glazed window to the front aspect, double glazed bi-fold doors opening to the rear patio and garden, Karndean style herringbone flooring, radiator, stairs to the first floor via an open, turned glass panel staircase. Large under stairs storage cupboard.

**Kitchen/Dining Room**
14'6 x 11'0 (4.42m x 3.35m)
Double glazed windows to the side and rear aspect, range of modern, high gloss wall and base units with complementing quartz worktops, inset sink and drainer with mixer taps over, full range of integrated appliances to include fridge/freezer, washing machine, dishwasher, oven and hob with chimney hood over and glass splashback, Karndean style herringbone flooring, inset spotlights, radiator.

**Landing**
7'8 x 4'8 (2.34m x 1.42m)
Accessed by glass panelled staircase, loft access, inset spotlights and doors to all of the rooms. Built in airing cupboard.

**Bedroom One**
16'3 x 14'1 (4.95m x 4.29m)
Large, airy bedroom with open views to front. Dual aspect double glazed windows, radiator.

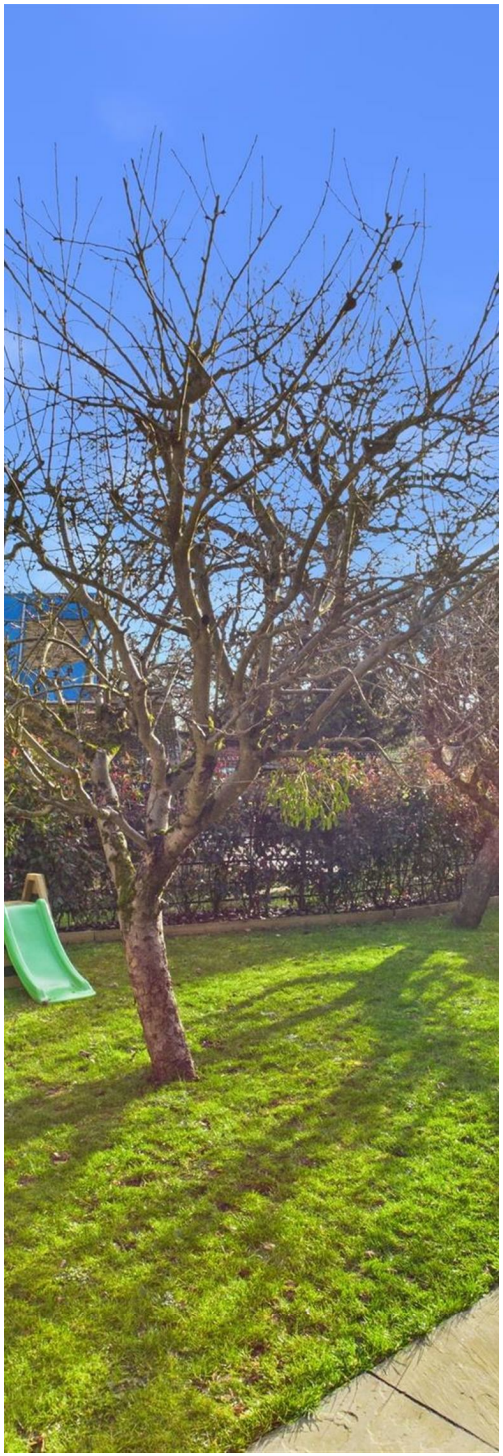
**Bedroom Two**
10'11 x 9'6 (3.33m x 2.90m)
Double bedroom with Double glazed window to the rear aspect, radiator.

**Bathroom**
8'0 x 7'8 (2.44m x 2.34m)
Superbly fitted four piece bathroom with good quality tiling and fittings. The suite comprises a corner shower cubicle with glass enclosure, rainfall and separate handset, panel enclosed bath with mixer taps and shower handset, wall hung vanity sink and cistern enclosed low level WC. Heated chrome towel rail, tiled splashbacks and flooring, inset spotlights.

**Frontage**
Block paved driveway for 2 to 3 vehicles with EV charging point, flowerbed border and lawn, side gate to the rear garden

**Rear Garden**
Paved patio leading off from the lounge to the lawn area. Timber fencing to both sides and hedgerow border to the rear, two apple trees providing dappled shade. outside tap. Paved area to the side of the house for bin/bike storage.

**Additional Information**
Renewable energy features including Air source heat pump, Solar panels and Improved insulation throughout, EV Charging point.
A small estate service charge is payable which is £456 per annum and can be paid monthly at £38pcm
The vendors of this property are a relation of an employee at Homes and Mortgages.












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