



Peacock Drive, Sawtry Huntingdon
Offers Over £380,000 Freehold

**Sharman
Quinney**

Key Features



- Well Presented Family Home
- Three Good Size Bedrooms
- En-Suite Shower Room
- Re-Fitted Kitchen/Diner
- Downstairs Cloakroom/Utility Room

Located in the popular village of Sawtry which is in easy access to the A1, this much improved Detached Family Home benefits from having Solar Panels Installed, in brief the accommodation comprises of, Reception Hall with stair to the first floor landing and doors giving access to, Two Piece Downstairs Cloakroom which has a Utility Area with plumbing for a washing machine and work top space, wall mounted storage cupboard, Lounge with a bay window to the side and a feature panel wall, Kitchen/Diner which has a range of refitted Wren base and eye level units, cupboards and drawers, worktop space with a Belfast sink unit, under unit lighting, space for a cooker range, built-in fridge/freezer, dishwasher, concealed heating boiler, French doors to the rear garden. Upstairs First Floor Galleried Landing with a built-in storage cupboard with a hanging rail and



doors giving access to the Three Bedrooms, Bedroom 1 has a door to the nice size Three Piece En-Suite Shower Room comprising of a walk-in shower cubicle, pedestal wash hand basin, low level WC, tiled walls and flooring, the Three Piece Family Bathroom is fitted with a panelled bath, hand shower attachment, low level WC, pedestal wash hand basin, tiled flooring. Outside the front and side is open plan, mainly gravelled with extra hard core under the gravel, driveway provides off road parking with a EV charging point, side gated access to the low maintenance rear garden, with artificial grass, Indian Limestone paved patio seating area.

Reception Hall - 9'4" x 6'9" (2.84m x 2.06m)

Downstairs Cloakroom / Utility Room:

Lounge - 18'5" x 13'7" (5.61m x 4.14m)

Kitchen/Diner - 18' x 13'6" (5.49m x 4.11m)

First Floor Galleried Landing:

Bedroom 1 -14'1" x 11'2" (4'29m x 3'40m)

En-Suite Shower Room - 11'2"max x 3'10"max
(3'40m x 1.17m)

Bedroom 2 - 11'1" x 10'9" (3.63m x 3.28m)

Bedroom 3 - 12'1"max x 7'5"max (3.68m x 2.26m
including cupboard)

Family Bathroom - 8'3"max 5'7"max (2.51m x
1.70m)




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 Unit 19 Maltings Square, Broadway Shopping Centre, Yaxley, PE7 3EW

 yaxley@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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