



BROWN & CO

35 BRUDENELL, GODMANCHESTER



- 35 BRUDENELL -

Godmanchester | Huntingdon | PE29 2NQ

A most impressive double fronted four-bedroom detached residence, occupying a particularly attractive position within a highly regarded residential development on the edge of Godmanchester.

Property Highlights

1450 sq. ft - 6kW solar PV array with 2x 3.6k WH Battery storage system - Within three miles of Huntingdon railway station - Services to London Kings Cross in under an hour - Large driveway leading to the detached double garage - Attractive position within sought after residential development - High specification accommodation - A minute's walk from buses direct to Cambridge - NHBC structural warranty with two and a half years remaining

House

Ground Floor: Entrance hallway - Living room - Dining room - Kitchen breakfast room - Utility Room - Study - Guest Cloakroom

First Floor: Landing - Principal bedroom - En-suite shower room - Bedroom two - Bedroom three - Bedroom four - Family Bathroom

Total: 1450 sq. ft. (135 sq. m)



DETAILED DESCRIPTION

A most impressive double fronted four-bedroom detached residence, occupying a particularly attractive position within a highly regarded residential development on the edge of Godmanchester. Ideally located for both family life and the commuter, the property lies less than three miles from Huntingdon railway station, which provides fast and direct services to London King's Cross in under an hour, and is a minute's walk from buses direct to Cambridge.

Built to a high specification and offering well-balanced accommodation of approximately 1,450 sq. ft., the property is arranged over two spacious floors, with each room thoughtfully laid out to provide a comfortable and practical living environment. The house is further enhanced by a generous private driveway offering ample off-road parking and leading to a detached double garage. This is a fantastic opportunity to acquire a modern, energy-efficient home in a desirable and well connected setting boasting excellent access to both local amenities and wider transport links.

LOCATION

Occupying an enviable position, this property forms part of a well-established development in the heart of Godmanchester. It lies within easy walking distance of the town's central amenities and picturesque riverside areas, while also enjoying excellent access to transport links and nearby green spaces, including the Godmanchester Nature Reserve and Portholme Meadow. Godmanchester is a historic town with a vibrant community spirit and a wide range of local facilities. Everyday needs are well catered for, with independent shops, cafés, restaurants, a bakery, convenience stores, a traditional butcher, and charming tea rooms. The town also offers a pharmacy, medical centre, and dentist, ensuring practicality and convenience. For broader shopping, dining, and leisure options, the bustling market town of Huntingdon is just over a mile away, while the vibrant city of Cambridge, approximately 17-18 miles to the southeast, provides a world-class range of cultural, retail, and entertainment experiences. Ideally suited for commuters, Godmanchester benefits from excellent transport links. The property is just a minute's walk from a bus stop offering services to Cambridge. Major road links, including the A14 and A1, are easily accessible, with the M11 also within reach. Huntingdon railway station, less than 3 miles away, provides regular direct trains to London Kings Cross in under an hour, as well as services to Peterborough.

Families are well served by local education, with highly regarded primary schools including Godmanchester Community Academy, Godmanchester Bridge Academy, and St Anne's C of E Primary within the town. Secondary schooling is available at Hinchbrooke School in nearby Huntingdon, and a range of independent schools, such as Kimbolton School and several options in Cambridge, are accessible in the wider area





ACCOMMODATION GROUND FLOOR

ENTRANCE HALLWAY

With entrance door, stairs to the first floor, storage cupboard, sectional under stairs storage system, wood effect flooring, doors to living room, dining room, office and kitchen breakfast room

LIVING ROOM

With bay window to the front aspect, French doors opening to the patio area

DINING ROOM

With bay window to the front aspect, window to the side aspect

KITCHEN BREAKFAST ROOM

With window to the rear aspect, range of matching eye and base level units, worktop with inset sink and a half with drainer grooves and mixer tap over, inset five ring gas hob with chimney style extractor hood over, integrated appliances including dishwasher, chest level double oven, fridge freezer and under counter wine fridge, part tiled walls, wood effect flooring, French doors to the patio area, opening to utility room

UTILITY ROOM

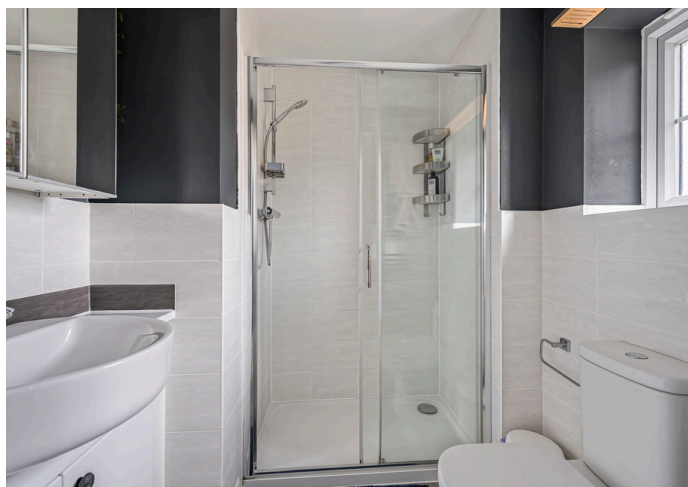
With window to the side aspect, eye and base level unit with counter over, part tiled walls, space for tumble dryer and washing machine, wood effect flooring

STUDY

With window to the side aspect

GUEST CLOAKROOM

With low level wc with eco flush button, pedestal wash basin, part tiled walls, wood effect flooring



FIRST FLOOR

LANDING

With window to the rear aspect, storage cupboard housing hot water cylinder, loft access via hatch, doors to principal bedroom, bedroom 2, bedroom 3, bedroom 4 and family bathroom

PRINCIPAL BEDROOM

With window to the front aspect, door to walk in wardrobe, door to en-suite shower room

EN-SUITE SHOWER ROOM

With window to the front aspect, suite comprising; low level wc with eco flush button, vanity unit with inset wash basin with chrome mixer tap over and shower enclosure with glass and chrome sliding door, part tiled walls, chrome heated towel rail

BEDROOM TWO

With window to the front aspect

BEDROOM THREE

With window to the side and rear aspect

BEDROOM FOUR

With window to the side aspect

FAMILY BATHROOM

With window to the side aspect, suite comprising; low level wc with eco flush button, pedestal wash basin with chrome mixer tap over and panelled bath with shower over, chrome heated towel rail, part tiled walls

OUTSIDE

The front of the property is attractively landscaped, featuring a well-tended lawn bordered by a mature hedgerow running alongside a traditional post and rail boundary. A paved pathway with steps leads to the entrance door, while a large driveway provides ample parking and access to the detached double garage. An electric vehicle charging point is also installed for added convenience. The rear garden is fully enclosed, and part walled, offering a good degree of privacy and a pleasant southerly aspect. It is mainly laid to lawn and complemented by a selection of mature shrubs, well-stocked flower beds, and raised vegetable plots, creating a varied and well-balanced outdoor space. A paved patio area provides an ideal spot for outdoor dining and entertaining, with a step leading up from the patio to the lawn. Additional features include external lighting, an outside tap, and gated side access.



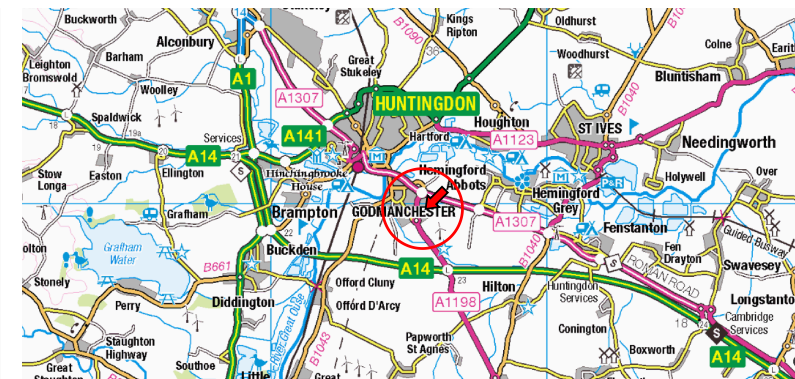
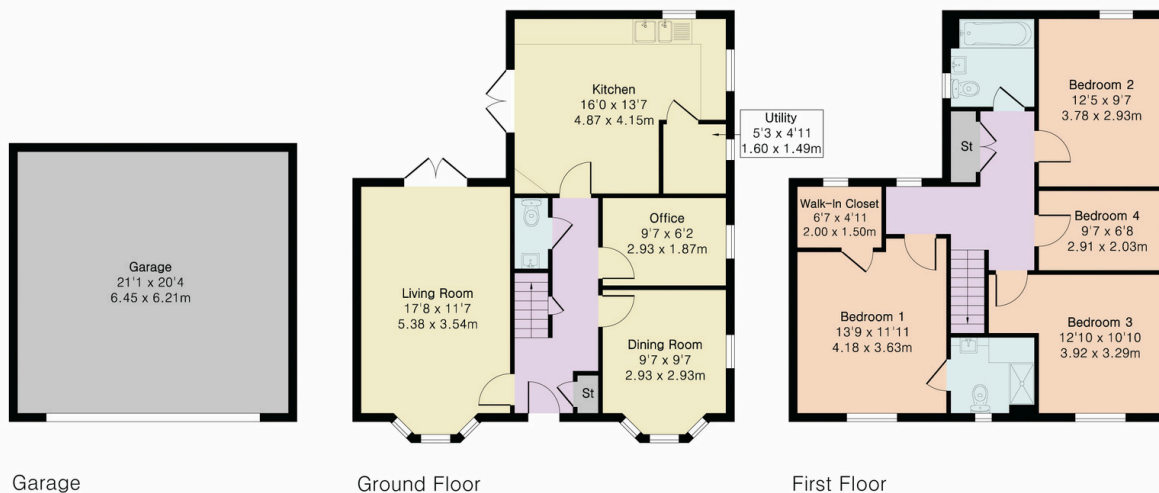


**Approximate Gross Internal Area 1450 sq ft - 135 sq m
(Excluding Garage)**

Ground Floor Area 733 sq ft – 68 sq m

First Floor Area 717 sq ft – 67 sq m

Garage Area 430 sq ft – 40 sq m



Tenure: Freehold

Services: All mains services are connected

Council Tax Band: F (£3,488.92 per annum)

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: CB429536. 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.

Agents Note: A Material Information Pack has been created to be read in conjunction with the particulars and can be made available upon request.

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