Butcher Drive, Godmanchester, PE29 2NL

£425,000

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LATCHAM DOWLING

ESTATE AGENTS

Nestled in the desirable Romans Edge development of Godmanchester, this stunning former David Wilson showhome offers an exceptional living experience. With four generously sized double bedrooms, this house is perfect for families or those seeking extra space. The property boasts three well-appointed bathrooms, including an en suite to the master bedroom and a convenient Jack and Jill en suite on the second floor, ensuring comfort and privacy for all.

The heart of the home is a welcoming reception room that flows seamlessly into a modern 16'2" kitchen/breakfast room, equipped with a host of upgraded extras. These include a wine chiller, washing machine, dishwasher, microwave, oven, hob and a fridge/freezer, all designed to enhance your daily living. The stylish Karndean flooring, along with tasteful light fittings, curtains, carpets and blinds, adds a touch of elegance throughout the home.

For those with vehicles, the property offers parking for up to three cars, a valuable feature in this sought-after area. Being chain-free, this home presents a smooth transition for potential buyers.

Godmanchester itself is a charming town with a rich history, providing a range of local shops and facilities to cater to your everyday needs. The community is known for its friendly atmosphere and convenient access to nearby amenities, making it an ideal location for families and professionals alike.

This property is a rare find, combining modern comforts with a prime location. Do not miss the opportunity to make this exquisite house your new home.

The home is within easy reach of local amenities such as schools, shops, and local pubs. There is good access to local transport links, with bus stops nearby, and both Huntingdon train station and the A14 within driving distance. Call us today to arrange a viewing!

Entrance

Entrance hall

W.c

Lounge
16'2" x 10'2" (4.93m x 3.10m)

Kitchen/breakfast room
16'2" x 13'2" (4.93m x 4.01m)

First floor

Landing

Bedroom one
10'9" x 10'4" (3.28m x 3.15m)

En Suite

Bedroom two
10'4" x 9'7" (3.15m x 2.92m)

Family bathroom
6'7" x 6'2" (2.01m x 1.88m)

Second floor

Second floor landing

Bedroom Three
13'0" x 11'5" (3.96m x 3.48m)

Jack and Jill En Suite

Bedroom Four
13'0" x 11'5" (3.96m x 3.48m)

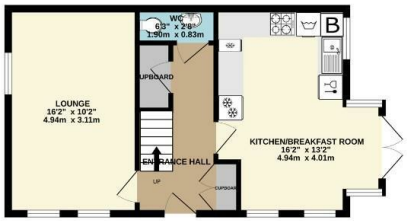
Outside

Rear garden

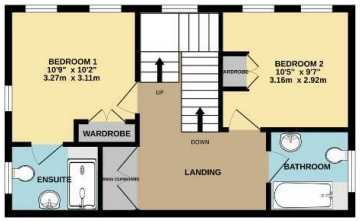
Oversized garage
16'4" 8'9" (4.98m 2.67m)

Parking

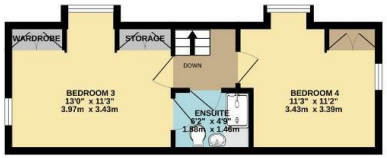
GROUND FLOOR
453 sq.ft. (42.1 sq.m.) approx.



1ST FLOOR
440 sq.ft. (40.9 sq.m.) approx.



2ND FLOOR
300 sq.ft. (27.9 sq.m.) approx.



TOTAL FLOOR AREA : 1194 sq.ft. (110.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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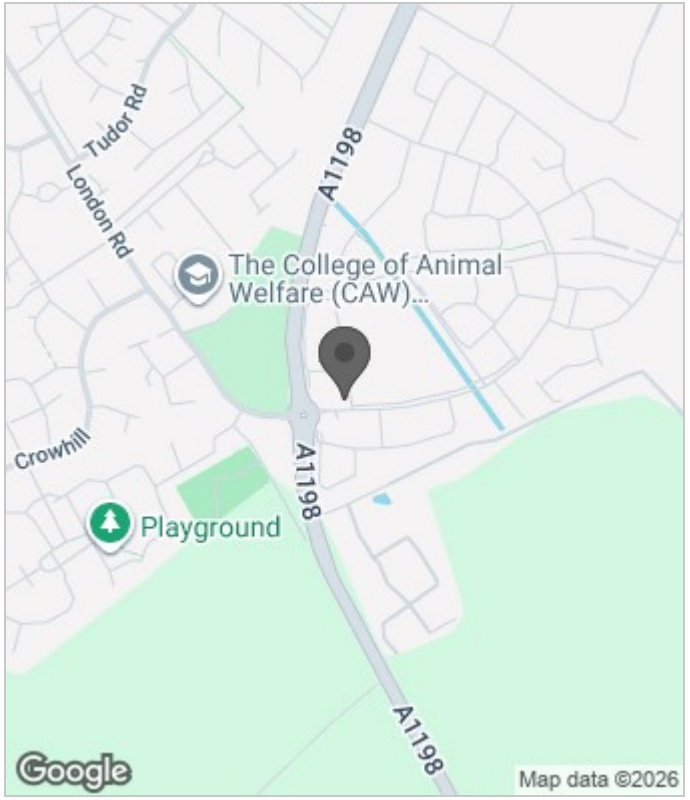

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	84	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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