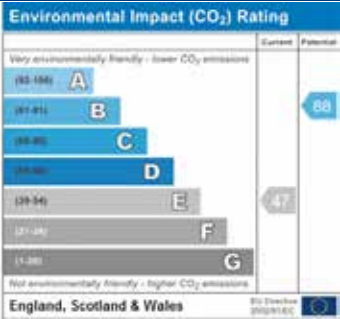
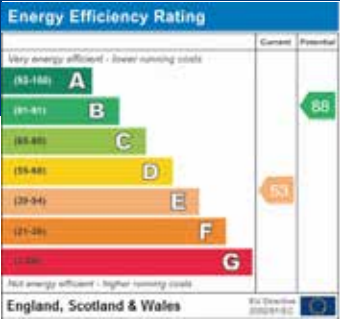
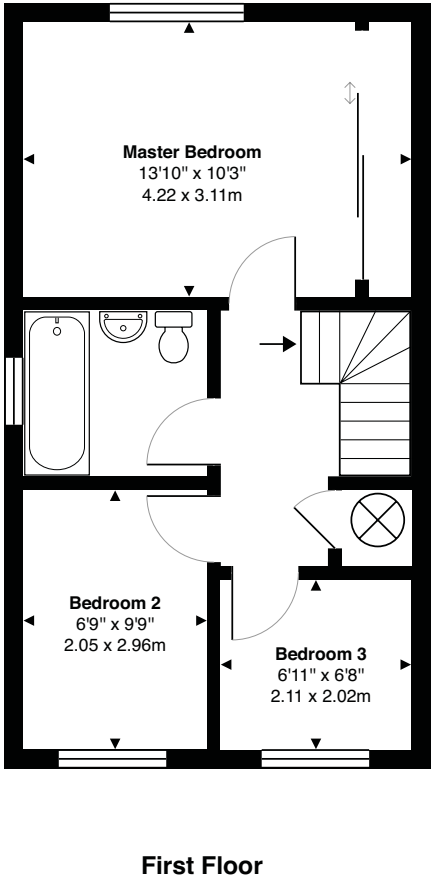
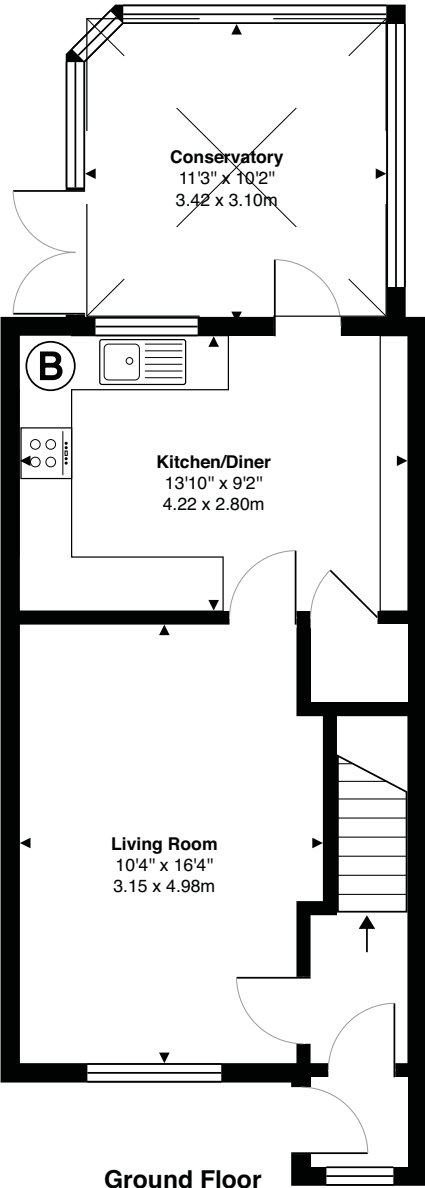


**35 Ennerdale Close
Stukeley Meadows
Huntingdon
PE29 6UU
£235,000**



Oliver James

Floorplans



Total Area: 925 ft² ... 86.0 m²

All measurements are approximate and for display purposes only



- Semi Detached Home.
- Three Bedrooms.
- Walking Distance to Stukeley Meadows Primary School.
- Extended UPVC Conservatory with Pitched Roof.
- Approximately 925 sq ft of Living Accommodation.
- Fitted Wardrobes to Master Bedroom.
- Gas Central Heating and UPVC Double Glazing.
- Situated within a Cul-de-sac Setting.
- Off Road Parking for Two Vehicles.
- EPC: E.

LOCATION

This well presented home, situated within the highly sought after Stukeley Meadows area of Huntingdon offers quick and easy access to local schooling, amenities as well as the Train Station and Guided Busway. Within the Stukeley Meadows estate is the renowned Stukeley Meadows primary school as well as the local Tesco Express, larger shops and supermarkets located within the Town Centre, within walking distance.

FLOOR AREA

The Gross Internal Floor Area is approximately 925 sq ft (86 sq metres)

PORCH

UPVC door to front elevation. UPVC window to front elevation. Space for cloaks.

ENTRANCE HALL

Stairs to first floor.

LIVING ROOM

16' 4" x 10' 1" (4.97m x 3.07m)
UPVC window to front elevation. Radiator. Laminate wood effect flooring.
Inset gas coal effect fire with marble effect surround and hearth.

KITCHEN/DINER

13' 9" x 9' 1" (4.19m x 2.77m)
Fitted with a range of wall and base mounted cupboard units, some display cabinets, with granite effect work surface and breakfast bar area with some inset downlights. UPVC window and door to rear elevation. Integrated four ring gas hob with stainless steel extractor hood over. Built-in oven and separate grill. Plumbing for washing machine. Space for tumble dryer. Stainless steel sink and drainer. Boxed in gas fired central heating boiler. Tiled surrounds. Ceramic tiled floor. Radiator.

CONSERVATORY

11' 3" x 10' 2" (3.43m x 3.10m)
Of UPVC construction with a brick base and pitched polycarbonate roof. UPVC French doors to side elevation. Electric panel heater. Wash hand basin. Laminate wood effect flooring.

LANDING

Airing cupboard housing hot water tank and shelving. Loft access

MASTER BEDROOM

13' 2" x 9' 10" (4.01m x 2.99m)
UPVC window to rear elevation. Built-in triple wardrobe with hanging rails, shelving and mirrored sliding doors. Radiator.

BEDROOM 2

9' 9" x 6' 9" (2.97m x 2.06m)
UPVC window to front elevation. Radiator.

BEDROOM 3

6' 11" x 6' 8" (2.11m x 2.03m)
UPVC window to front elevation. Radiator.

BATHROOM

Fitted with a three piece suite comprising panelled bath with electric shower over and tiled surrounds, low level WC and pedestal wash hand basin. Obscure UPVC window to side elevation. Laminate wood effect flooring. Tiled surrounds. Radiator.



EXTERNAL

To the front of the property is an open plan laid to lawn garden with a hard standing driveway to the side providing off road parking for two vehicles. To the rear is a fully enclosed garden with patio seating area, laid to lawn garden and corner decked area with a wooden shed. The property also benefits from an outside tap and plastic fascias and soffits.

COUNCIL TAX BAND

B/£1364 pa.

TENURE

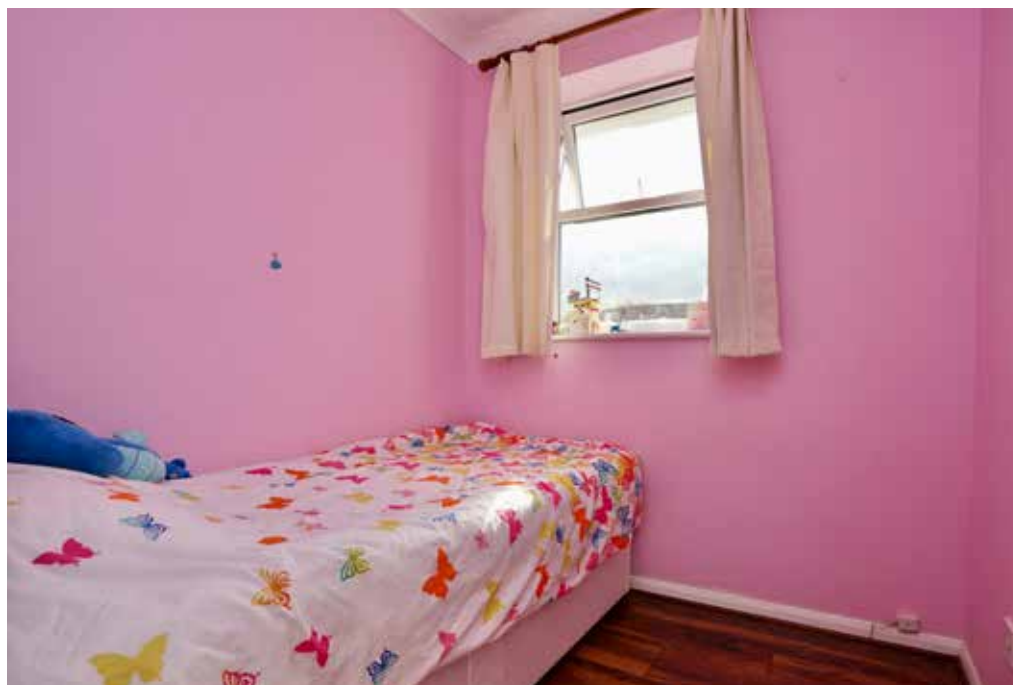
Freehold.

AGENTS NOTES

These particulars whilst believed to be correct at time of publishing should be used as a guide only. The measurements taken are approximate and supplied as a general guidance to the dimensions, exact measurements should be taken before any furniture or fixtures are purchased. Please note that Oliver James Property Sales and Lettings has not tested the services or any of the appliances at the property and as such we recommend that any interested parties arrange their own survey prior to completing a purchase.

ANTI-MONEY LAUNDERING REGULATIONS

Intending purchasers will be asked to produce identification documentation on agreement of a sale.





An Overview...

An ideal first time buy, located within the sought after Stukeley Meadows estate with an extended UPVC conservatory, off road parking located within a quiet cul de sac.

Local Amenities:

Train Station: 1.2 miles

Bus Stop: 0.3 miles

Doctor's Surgery: 1.2 miles

Supermarket: 0.5 miles

Primary School: 0.5 miles

Secondary School: 1.0 miles

Buyer's Notes
