



Property details

Accommodation

The accommodation on offer is very versatile and flexible which comprises of entrance hall, kitchen/ breakfast room, utility room, study, ground floor bathroom, family room, morning room & sitting room. Off the first floor, landing is four bedrooms, WC & En-Suite shower room.

Outside is a mature & well kept landscaped plot with its own secret garden area. The pool house is accessed from outside with its own boiler & pump house. To the front of the property, there is ample parking facilities for several cars leading to a single garage with electric up and over door.

Location

The property is near by the beautiful River Green, a wide variety of pubs, eateries and cafe and local church. It is also a short drive to the railway station, from which there are numerous 1 hr 30 mins (approx) to London Liverpool Street and 50 mins (approx) to Cambridge. The property is with in reasonable walking distance of the city, has good transport links via bus to the city centre and by car to the A 47, newly constructed NDR and inner ring road. Nearby and with walking distance are st Willian's way and Hillside Avenue schools.

Entrance Hall

Under stairs cupboard.

Sitting Room

20'3" (6.17m) x 12'11" (3.94m)

Two windows and double doors to rear aspect and 3 windows overlooking the swimming pool, two radiators and fireplace.

Morning Room

17'1" (5.21m) x 12'0" (3.66m)

Window and double doors to rear aspect, radiator.

Inner Hall

Stairs to first floor

Family Room

12'0" (3.66m) x 12'1" (3.68m)

Two windows to rear aspect, window to side aspect and double doors to rear, two radiators.



Bedroom

11'2" (3.4m) x 7'8" (2.34m)

Window to rear aspect and radiator.

Bedroom

10'2" (3.1m) x 9'10" (3m)

Window to front aspect and radiator.

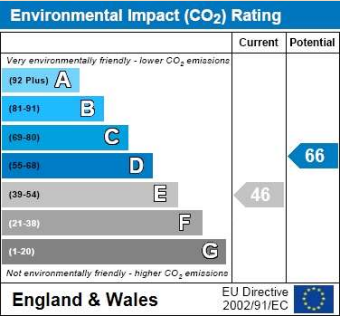
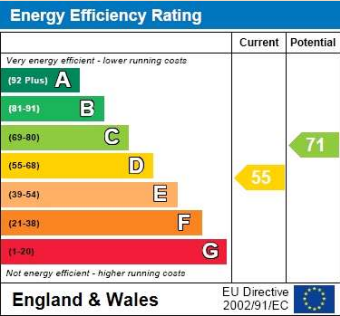
Pool House

34'9" (10.59m) x 26'9" (8.15m)

Indoor heated swimming pool

Outside

The front of the property is approached via electric gates and provides ample parking for several cars leading to a Single Garage with electric up and over doors. To the rear is a mature & well kept landscaped plot with its own secret garden area. The pool house is accessed from outside with its own boiler & pump house. There are unspoilt views overlooking Whitlingham Broad and country park.



Please note that we have not tested any apparatus, equipment, fixtures, fittings or services, and so cannot verify they are in working order and are fit for purpose. Furthermore our measurements are for an indication only and should not be taken as fact. Solicitors should confirm moveable items described in the sales particulars are, in fact, included in the sale, since circumstances do change during marketing or negotiations.

Lettings & Property Management

Are you looking at this property as a buy to let investment?

If you would like any help regarding the letting and management of this or any other property, our lettings department are always happy to help.

Please call 01603 305805



Bathroom

9'9" (2.97m) x 5'11" (1.8m)

Window to side aspect, low level WC, hand wash basin, panel bath and shower cubicle, underfloor heating.

Study

9'8" (2.95m) x 8'0" (2.44m)

Window to side aspect, radiator, built in cupboards, bookcases.

Kitchen

15'5" (4.7m) x 12'8" (3.86m)

Window to side aspect, full range of built in cupboards and wall units, rolled edge worktop surfaces, sink and drainer, built in oven and ceramic hob, space for dishwasher, space for fridge/freezer, radiator.



Utility Room

11'7" (3.53m) x 5'2" (1.57m)

Window to rear, built in cupboards and wall units, sink and drainer, space for washing machine and tumble dryer.

Stairs to first floor landing

Window to rear aspect & radiator

Cloakroom

Low level WC and hand wash basin.

Bedroom

15'0" (4.57m) x 13'5" (4.09m)

Windows to side and rear aspects, radiator and cupboard.

En-Suite

6'7" (2.01m) x 6'5" (1.96m)

Shower cubicle, low level WC and vanity unit.

Bedroom

11'6" (3.51m) x 13'6" (4.11m)

Windows to side and front aspect, radiator and built in cupboards.



