



Total area: approx. 147.4 sq. metres (1586.8 sq. feet)

Ground Floor

Entrance Hall

Cloakroom

Lounge

4.94m (16'2") x 3.99m (13'1")

Kitchen

3.94m (12'11") x 3.37m (11'1") max

Utility Room

2.53m (8'4") x 1.70m (5'7")

Dining Room

3.99m (13'1") x 3.48m (11'5")

Study

2.24m (7'4") x 2.06m (6'9")

First Floor

Landing

Bedroom 1

4.53m (14'10") x 3.99m (13'1")

En-suite Shower Room

Bedroom 2

3.43m (11'3") max x 3.31m (10'10")

Bedroom 3

3.89m (12'9") x 3.12m (10'3")

Bedroom 4

3.35m (11') x 2.21m (7'3")

Bathroom

Outside

To the front is hedged borders, a driveway providing off-road parking for two vehicles, and a detached single garage. The garage has power and light connected. There is also gated access to the side.

To the rear of the property is an enclosed garden that is laid mainly to lawn, with paved patio seating areas, and a raised planted borders.

Further Information

Tenure: Freehold

Council Tax Band: E

Estate Management Charge: Approx. £262 per annum

EPC Rating: B

Loft: Loft is boarded with ladder access, and light connected

Buyer ID Checks

To meet legal requirements, we must verify the identity of all buyers. Our partner, Simplify, will handle this process and will contact you directly once your offer is accepted, subject to contract, to collect the necessary details and payment. The cost is £40 + VAT (£48) per transaction, payable upon offer acceptance. A memorandum of sale can only be issued once these checks are complete. Our team will guide you through the process when you make an offer on a property.

Disclaimer

All property details, photographs, floorplans, and other marketing materials produced by Ellis Winters are for general guidance only and do not form part of any contract. While we strive for accuracy, measurements, descriptions, and other information are provided in good faith but should be independently verified. We recommend that prospective buyers conduct their own due diligence before making any decisions.

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OFFERS OVER

**£500,000**

**Park Close**

Fenstanton, PE28 9PH

## PROPERTY SUMMARY

\*\*Offers Considered Between £500,000 and £525,000\*\*

A very well-presented, detached family home in the sought-after village of Fenstanton. Fenstanton is located West of Cambridge and benefits from great access to the A14/A1307, it is a short drive to Huntingdon's mainline train station to London and the North, and as a village, offers a wealth of amenities, a primary school, and is within catchment of Swavesey Village colleague.

The property features, three reception rooms, a cloakroom, a modern kitchen with integrated dishwasher, fridge and freezer, and a utility room. There are four well-proportioned bedrooms, with bedroom one featuring built-in wardrobes and an en-suite shower room, and a four-piece family bathroom.

Outside there is a driveway for two vehicles, that leads to a detached single garage. The garage has power and light connected. There is an enclosed rear garden with feature paved patio seating areas, and raised planters.

4



2



3

