Guide Price

£375,000 - £400,000

High Street, Benwick, Cambs PE15 0XA



To arrange a viewing call us now on 01354 694900

This EXCEPTIONAL FOUR BEDROOM DETACHED HOUSE is situated within a desirable village location and offers beautifully presented accommodation throughout, with the added peace of mind of a remaining NHBC WARRANTY. Finished to an impressive standard both inside and out, this stunning family home is ready to move straight into. The spacious accommodation comprises a welcoming living room, stylish modern kitchen/diner, separate utility room, office and cloakroom. Upstairs there are four bedrooms, including a principal bedroom with EN-SUITE, together with a family bathroom. Outside, the property continues to impress with ample off-road parking, a single garage and a beautifully LANDSCAPED REAR GARDEN, complete with a covered patio area, perfect for outdoor dining and entertaining whatever the weather. A truly wonderful family home that must be viewed to be fully appreciated.

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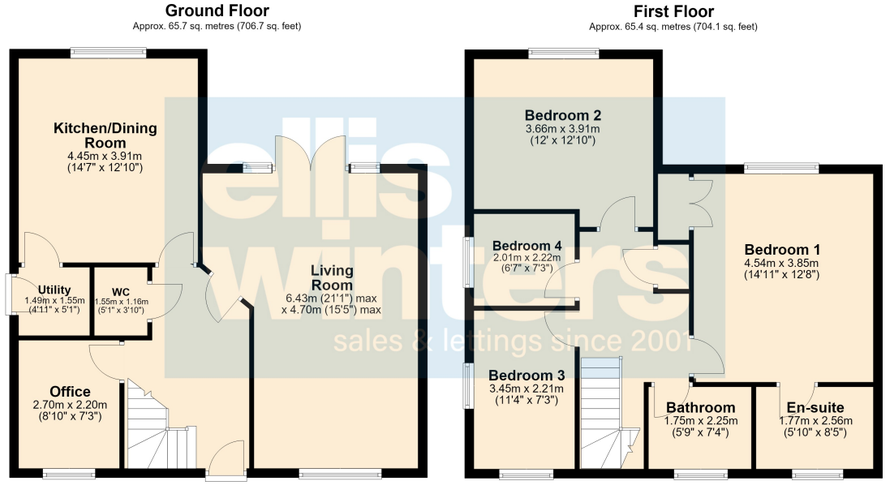












Total area: approx. 131.1 sq. metres (1410.8 sq. feet)

Ground Floor

Living Room
6.43m (21'1") max x 4.70m (15'5") max
Window to front and double doors out to garden

Kitchen/Dining Room
4.45m (14'7") x 3.91m (12'10")
Fitted with a modern range of wall and base units housing eye level double electric oven and four ring ceramic hob with extractor over, integrated fridge/freezer and dishwasher, 1 ½ sink and drainer, and window to rear

Utility
1.55m (5'1") x 1.49m (4'11")
Fitted with a modern range of wall and base units with plumbing for washing machine, wall mounted boiler, and door to side

Office
2.70m (8'10") x 2.20m (7'3")
Window to front, versatile room which would also work as a play room or snug

WC
1.55m (5'1") x 1.16m (3'10")
Fitted with a low level wc and hand wash basin

First Floor

Bedroom 1
4.54m (14'11") x 3.85m (12'8")
Window to rear, fitted wardrobe

En-suite
2.56m (8'5") x 1.77m (5'10")
Fitted with a corner shower cubicle, low level wc and hand wash basin set within vanity unit. Window to front

Bedroom 2
3.91m (12'10") x 3.66m (12')
Window to rear

Bedroom 3
3.45m (11'4") x 2.21m (7'3")
Windows to both front and side

Bedroom 4
2.22m (7'3") x 2.01m (6'7")
Window to side. Used as a dressing room by our sellers

Bathroom
2.25m (7'4") x 1.75m (5'9")
Fitted with a 'p' shaped bath with mixer tap shower, low level wc and hand wash basin.
Window to front

Outside

The property is accessed via a private roadway over which there are legal rights of way. The front garden is enclosed by ornamental cast iron railings and is laid to lawn. An extensive driveway to one side provides ample off road parking and leads to the single garage 6.82m (22'5") x 2.87m (9'5") which has electric remote roller door, power and light plus separate courtesy door leading out to the garden.
To the rear, the south facing garden is laid to lawn with a lovely patio which has a covered pergola over, plus additional patio area set just outside the double french doors.

Services
Mains electricity, water and drainage. The property has calor gas heating via a Worcester boiler and has a nest system in place. There are solar panels at the property which are owned by the sellers.
There is an NHBC Warranty in place which has approx. 4 years remaining.

Tenure Freehold
EPC B
Council Tax Band D

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 £66.67 plus VAT per transaction (£80 inc VAT), 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
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Please contact us using the details above to discuss your requirements.

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