



22 Martin Close, Godmanchester, PE29 2WA



Offers Over: £550,000

Freehold

Martin Close, Godmanchester, PE29 2WA

- Detached Family Home
- Four Bedrooms
- Three Bathrooms
- Three Reception Rooms
- Kitchen/Dining Room
- Double Garage with EV Car Charger
- South Facing Garden
- Solar Panels
- Freehold
- Energy Rating: B/88

Upon entering, the welcoming entrance hall provides access to the ground-floor accommodation. Downstairs features a generous living room, a useful home office, a well-appointed kitchen/dining room, and a versatile dining room/second reception room. There is also a practical utility room and a wet room.

Upstairs, there are four well-proportioned bedrooms, including a principal bedroom with its own en-suite, together with the family bathroom.

Outside, the private south-facing garden is predominantly laid to lawn, with a patio area providing an ideal space for outdoor entertaining and relaxation. To the front, an extensive driveway offers ample off-road parking and leads to a double garage.

Further benefits include a solar panel array positioned on the rear roof and an electric vehicle charging point attached to the garage, adding valuable energy-efficient and future-ready features to this attractive home.

Huntingdon District Council
Council Tax Band: F

Draft details subject to approval

Accommodation

Entrance Hall 10'4" x 9'9" (3.15m x 2.97m).

Living Room 18'5" x 11'10" (5.61m x 3.6m).

Dining/Second Reception Room 11'9" x 8'10" (3.58m x 2.7m).

Office 8'11" x 6'5" (2.72m x 1.96m).

Kitchen/Diner 19'3" x 9'7" (5.87m x 2.92m).

Utility Room 6'9" x 5'4" (2.06m x 1.63m).

Wet Room 5' x 4'6" (1.52m x 1.37m).

Landing 12'7" x 5'11" (3.84m x 1.8m).

Bedroom One 15'1" x 11'10" (4.6m x 3.6m).

En-Suite 7'2" x 5'5" (2.18m x 1.65m).

Bedroom Two 11'8" x 10'2" (3.56m x 3.1m).

Bedroom Three 11'11" x 8'11" (3.63m x 2.72m).

Bedroom Four 10'1" x 8'2" (3.07m x 2.5m).

Family Bathroom 8'6" x 6'8" (2.6m x 2.03m).

Double Garage with EV Charger 16'11" x 16'6" (5.16m x 5.03m)

Driveway

Rear Garden



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