



TM THOMAS MORRIS

9 Sweetings Road, Godmanchester, PE29 2JS

TM THOMAS MORRIS



Offers Over: £475,000

Freehold

Sweetings Road, Godmanchester, PE29 2JS

- Extended Detached Family Home
- Four Bedrooms
- Stunning Kitchen/Dining Room
- Two Reception Rooms
- Downstairs WC
- Separate Utility Room
- South Facing Garden
- Extensive Driveway
- Freehold
- Energy Rating: D/65

Upon entering, you are welcomed by a spacious entrance hall with stairs rising to the first floor and doors leading to the principal ground-floor rooms.

Thoughtfully extended by the current owners, the property now benefits from a versatile playroom and an impressive dining area adjoining the kitchen/family room. With its vaulted ceilings and rain-sensor skylights, this space is filled with natural light and creates a wonderful setting for both everyday family life and entertaining. The kitchen has also been refitted to a high specification, providing a stylish and practical heart to the home.

The ground floor is completed by a spacious lounge, a convenient WC and a separate utility room, which also provides a courtesy door into the garage.

Upstairs, there are four well-proportioned bedrooms, complemented by a family bathroom.

Outside, the southerly facing rear garden is predominantly laid to lawn, with a patio area and raised beds, offering an ideal space for relaxing and enjoying the sunshine. To the front, the property benefits from an extensive driveway providing ample off-road parking.

A superbly extended and versatile family home in a desirable Godmanchester location, offering excellent space both inside and out.

Huntingdon District Council
Council Tax Band: D

Draft details subject to approval

Accommodation

Entrance Hall 13'9" x 10'5" (4.2m x 3.18m).

Living Room 17'8" x 11'5" (5.38m x 3.48m).

Kitchen/Diner 16'8" x 11'6" (5.08m x 3.5m).

Dining Area 18' x 8'4" (5.49m x 2.54m).

Play Room 8'8" x 8'2" (2.64m x 2.5m).

Utility Room 6'9" x 6'1" (2.06m x 1.85m).

Downstairs WC 5'7" x 2'6" (1.7m x 0.76m).

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

Bedroom One 12'7" x 10'5" (3.84m x 3.18m).

Bedroom Two 10'5" x 8'6" (3.18m x 2.6m).

Bedroom Three 9'7" x 6'9" (2.92m x 2.06m).

Bedroom Four 9' x 6'7" (2.74m x 2m).

Family Bathroom 6'8" x 5'5" (2.03m x 1.65m).

Garage and Driveway

Front and Rear Gardens



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £80 incl. VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



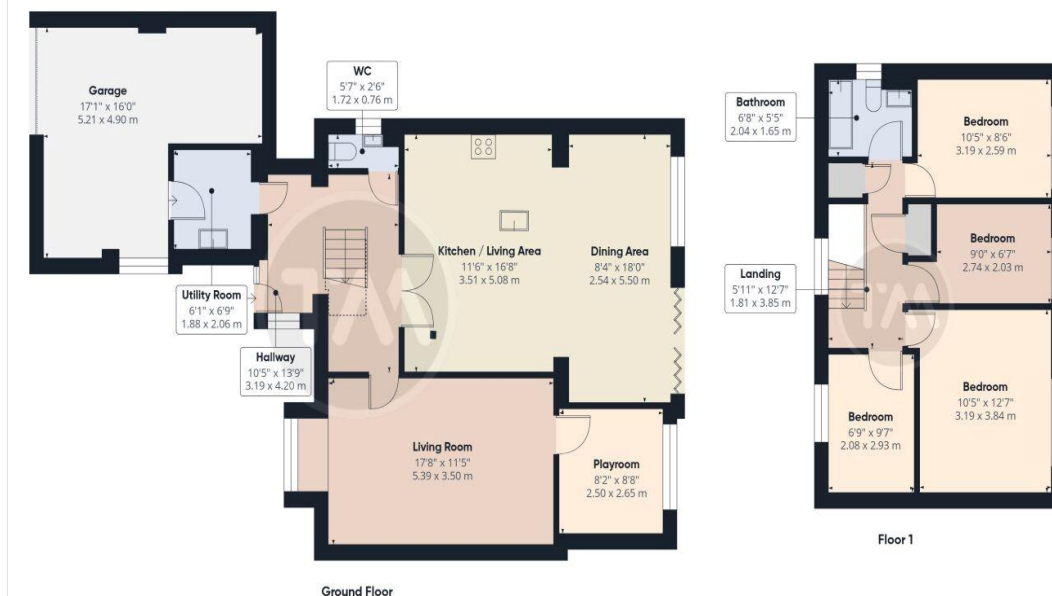
Thomas Morris

59 High Street, Huntingdon, Cambridgeshire,
PE29 3DN

T: 01480 414555

enquiries.huntingdon@thomasmorris.co.uk

Visit all our properties at
thomasmorris.co.uk



Approximate total area⁽¹⁾
1492 ft²
138.7 m²

Reduced headroom
15 ft²
1.4 m²

(1) Excluding balconies and terraces

Reduced headroom
Below 5 ft/1.5 m

Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

Thomas Morris is a trading name, independently owned and operated under licence from LSLi Limited, by AIG (SLB) Ltd (company number 14716652), registered in England at 5 Brooklands Place, Brooklands Road, Sale, Cheshire, United Kingdom, M33 3SD.

