



31 Sparrowhawk Way, Hartford, PE29 1XE



Asking Price: £325,000

Freehold

Sparrowhawk Way, Hartford, PE29 1XE

- In Need of Modernisation
- No Onward Chain
- Detached Family Home
- Kitchen/Diner and Conservatory
- Separate Dining Room/Study
- Single Garage and Large Driveway
- Popular 'Birds' Estate Location
- Good Sized Rear Garden
- Freehold
- Energy Rating: TBC

Occupying a generous plot on the ever-popular 'Birds' Estate, this spacious four-bedroom detached home presents a fantastic opportunity for buyers looking to create their ideal family home. Requiring modernisation throughout, the property offers excellent potential to update and personalise to individual tastes.

The property enjoys an attractive position with a large driveway providing ample off-road parking and a particularly generous rear garden, offering plenty of space for families, entertaining or future landscaping.

The well-proportioned accommodation comprises an entrance hall leading to a bright living room, a fitted kitchen/diner, a separate dining room which could equally serve as a home office or study, a conservatory overlooking the garden, a useful utility room and a downstairs WC.

To the first floor are four bedrooms, including a principal bedroom with en-suite shower room, together with a family bathroom.

Offering flexible living space, an enviable plot and an excellent location, this is a rare opportunity to acquire a property with enormous potential to create a superb long-term family home.

Huntingdon District Council
Council Tax Band: E

Draft details subject to approval



Accommodation

Entrance Hall 15'3" x 3'11" (4.65m x 1.2m).

Living Room 19'6" x 12'1" (5.94m x 3.68m).

Dining Room 11'9" x 10' (3.58m x 3.05m).

Kitchen/Diner 18'4" x 13' (5.6m x 3.96m).

Utility Room 9'5" x 5'10" (2.87m x 1.78m).

Conservatory 11'10" x 8'9" (3.6m x 2.67m).

Downstairs WC 6'3" x 3' (1.9m x 0.91m).

Landing 8'10" x 6'1" (2.7m x 1.85m).

Bedroom One

En-Suite 7'2" x 5'1" (2.18m x 1.55m).

Bedroom Two 10'4" x 10'2" (3.15m x 3.1m).

Bedroom Three 11'1" x 9' (3.38m x 2.74m).

Bedroom Four 11'7" x 7'5" (3.53m x 2.26m).

Family Bathroom 6'5" x 5'6" (1.96m x 1.68m).

Garage 17' x 9'3" (5.18m x 2.82m).

Driveway

Rear Garden



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

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.

