

12 Beech Avenue, Great Stukeley, PE28 4AX

Digitally Altered

THOMAS MORRIS







Offers Over: £500,000

Freehold

Beech Avenue, Great Stukeley, PE28 4AX

- Spacious Detached Family Home
- Field Views to the Rear
- Four Bedrooms
- En-Suite to Principal Bedroom
- Utility Room
- Office/Study
- Double Garage and Large Driveway
- Village Location with Good Transport Links
- Freehold
- Energy Rating: TBC

Featuring stunning open field views to the rear, this spacious four-bedroom family home offers generous accommodation, attractive gardens and a double garage. Ideally suited to modern family living, the property must be viewed to be fully appreciated.

The ground floor opens into a welcoming entrance hall, with doors leading to the home office, integral double garage, downstairs WC and spacious lounge/dining room. Completing the ground floor is a modern kitchen/breakfast room, providing an excellent space for everyday family life, together with a separate utility room.

Upstairs, the property offers four well-proportioned bedrooms, including a principal bedroom with its own en-suite shower room, alongside a family bathroom.

Externally, the property enjoys an extensive driveway and large front garden, creating an attractive approach and sitting comfortably within its generous plot. To the rear is a substantial garden, providing plenty of space for outdoor entertaining, relaxation and family activities, while taking full advantage of the beautiful open views across the adjoining fields.

A spacious and versatile family home in a particularly appealing setting, this property offers a wonderful combination of generous accommodation, outdoor space and far-reaching countryside views.

Local Authority: Huntingdon District Council
Council Tax Band: D

Draft details subject to approval

Accommodation

Entrance Hall *7'11" x 4' (2.41m x 1.22m)*.

Living/Dining Room *22'1" x 21'7" (6.73m x 6.58m)*.

Kitchen *15' x 14'11" (4.57m x 4.55m)*.

Utility Room *5'11" x 5'2" (1.8m x 1.57m)*.

Office/Study *11' x 7'11" (3.35m x 2.41m)*.

Downstairs WC *6'3" x 3'3" (1.9m x 1m)*.

Landing *12'4" x 5'10" (3.76m x 1.78m)*.

Bedroom *15' x 9'2" (4.57m x 2.8m)*.

En-Suite *8'1" x 5'9" (2.46m x 1.75m)*.

Bedroom *14'1" x 8'9" (4.3m x 2.67m)*.

Bedroom *11'9" x 8' (3.58m x 2.44m)*.

Bedroom *11' x 8'1" (3.35m x 2.46m)*.

Bathroom *11' x 4'5" (3.35m x 1.35m)*.

Integral Double Garage *17'1" x 15'8" (5.2m x 4.78m)*.

Driveway and Front Garden

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.



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.

THOMAS MORRIS

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

The Property Ombudsman