



18 Pople Drive, Alconbury Weald  
Huntingdon, Cambridgeshire. PE28 4XU

Asking Price  
£285,000

A recently built 'Cam' house design by Hopkins Homes with a sitting room, kitchen/dining room, cloakroom, three bedrooms, an en-suite shower room and bathroom located on the new development of Alconbury Weald close to the A1, A14 and Huntingdon Railway Station. More info can be found at [alconbury-weald.co.uk](http://alconbury-weald.co.uk)

### Full description

#### ENTRANCE HALL

Front door to hall with understairs cupboard, radiator, alarm console, wood flooring, doors to cloakroom, kitchen/dining room & sitting room and stairs to first floor.

#### CLOAKROOM

Wash hand basin, WC, window to the side, radiator, extractor fan, tiled surrounds & vinyl tile flooring.

#### LIVING ROOM - 15'8 x 10'11 (4.77m x 3.32m)

Window to the front, two radiators, wood flooring and double doors to kitchen/diner.

#### KITCHEN/DINER - 17'7 x 8'9 (5.36m x 2.66m)

Fitted with a range of shaker style base, wall & drawer units with worktop, sink & drainer, an integrated oven & grill with five ring gas hob and stainless steel extractor hood over. Integrated fridge/freezer, dishwasher and washer/dryer. Ceramic tiled flooring, a radiator, a window and French doors to the garden.

#### LANDING

Window to the side, door to the bedrooms, and the airing cupboard.

#### MASTER BEDROOM - 11'9 x 10'4 (3.58m x 3.15m)

Window to the rear, a radiator and a built in wardrobe.

#### EN-SUITE SHOWER ROOM

Tiled shower cubicle, wash hand basin, WC, tiled surrounds, extractor fan, radiator and vinyl tile flooring.

#### BEDROOM 2 - 10'4 x 9'8 (3.15m x 2.94m)

Window to the front and a radiator.

#### BEDROOM 3 - 8'10 x 7'1 (2.69m x 2.16m)

Window to the rear and a radiator.

#### BATHROOM

Bath with shower over, WC, wash hand basin, window to the front, tiled surrounds, radiator, extractor fan, vinyl tile flooring.

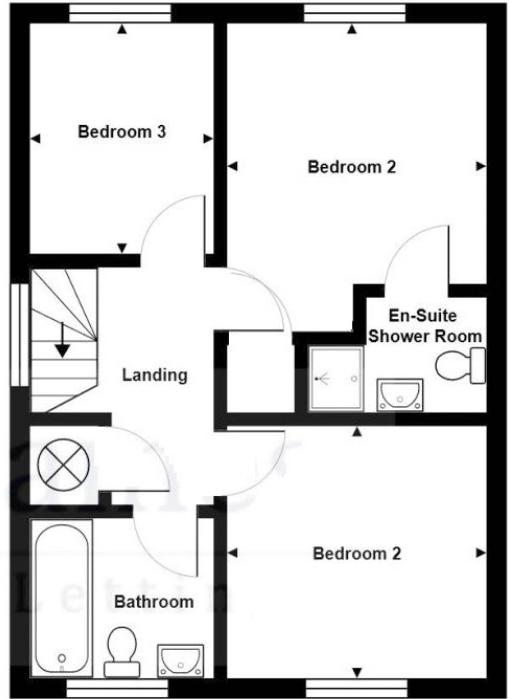
#### OUTSIDE

To the side of the property is a drive leading to the garage which has power, lighting and a side door. Gated access leads to the rear garden mainly laid to lawn, enclosed by fencing and brick walling with patio areas and an outside tap.

TENURE - Freehold

COUNCIL TAX BAND - C

# FLOORPLANS



## Energy Performance Certificate



The EPC for this property can be requested directly from us or it can be viewed once completed from the Energy Performance Certificate register [www.epcregister.com](http://www.epcregister.com)

**IMPORTANT NOTICE:** These particulars are intended only as a guide to the property. They do not form part of any sale contract and although believed to be correct they may be inaccurate in important respects including dimensions and/or other measurements relating to the size of rooms, buildings and any garden or land. The floorplans should only be viewed in conjunction with the sales particulars; they are for indicative purposes only and are not to scale. Dimensions, walls, windows, doors, fixtures & fittings and their locations are for identification only; they may be inaccurate in important respects and may not a true representation.

