



9 Old Court Hall, Godmanchester
Cambridgeshire. PE29 2HS

Asking Price
£600,000

Located in the centre of Godmanchester but tucked away on a small cul-de-sac with only three houses this detached family home on a corner plot has a kitchen/breakfast room, sitting room, dining room, family room, cloak & utility rooms, four bedrooms, an en-suite shower room and bathroom. There is a double garage & timber cabin.

Full details

The front door leads into a porch with further door to the reception hall which has stairs to first floor with cupboard under and door to the cloakroom, family room, sitting room & kitchen/breakfast room.

Cloakroom

Window to the front, wash hand basin & WC.

Family Room - 7'10 x 11'2 (2.40m x 3.40m)

Windows to the front & side.

Sitting Room - 21'4 x 11'10 (6.50m x 3.60m)

French doors to the side and rear, an open fireplace with surround & hearth and double doors to the dining room.

Dining Room - 15'1 x 11'6 (4.60m x 3.50m)

Bay window overlooking the rear garden and door to the kitchen/breakfast room.

Kitchen/Breakfast Room - 13'1 x 9'6 (4.00m x 2.90m)

Re-fitted with a range of base, wall & drawer units with worktops, sink & drainer, tiled surrounds, a range style cooker with extractor hood over, an integrated microwave, dishwasher & fridge, a door to the utility room and window to the front.

Utility Room - 7'7 x 6'11 (2.30m x 2.10m)

Base units with sink & drainer, worktop and tiling, plumbing for a washing machine and space for a tumble drier, a wall mounted gas fired central heating boiler, window to the rear and door to the side.

First Floor Galleried Landing

Access to loft space, window to the front and doors to the bedrooms & bathroom.

Master Bedroom - 11'6 x 9'2 (3.50m x 2.80m)

Window to the rear and a door to the en-suite.

En-suite Shower Room

Window to the side, wash basin, WC and shower cubicle.

Bedroom 2 - 12'6 x 8'10 (3.80m x 2.70m) - Window to the rear.

Bedroom 3 - 8'6 x 12'2 (2.60m x 3.70m) - Window to the side.

Bedroom 4 - 9'2 x 6'3 (2.80m x 1.90m) - Window to the rear.

Family Bathroom

Re-fitted with a wash basin, WC and bath with shower over. Window to the front.

Outside

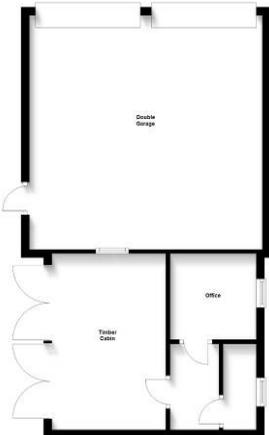
The property sits on a large private and mature corner plot of approx. one fifth of an acre (STS). To the front is driveway leading to the double garage (measuring 18'8 x 18'8 (5.70m x 5.70m)) with twin up and over doors, power, lighting and private door to the garden. Gated access leads to the rear garden which is mostly lawned with flower & shrub borders. The garden is enclosed by mature boundaries and offers a good degree of privacy.

There is a detached timber cabin built to the rear of the garage currently used as a gym (measuring 14' 1" x 9' 2" (4.30m x 2.80m)) with glazed bi-fold doors to a decked seating area, electric heating and loft storage space, there is an inner hall leading to a study (measuring 6' 11" x 6' 11" (2.10m x 2.10m)) with electric heater and a small room for additional garden storage.

House Floor Plans



Garage & Timber Cabin Floor Plans



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.

