



127 Stokes Drive, Godmanchester  
Cambridgeshire. PE29 2UW

Asking Price  
£305,000

Located close to London Road at the entrance to Stokes Drive this modern three storey townhouse has a study, cloakroom, an open plan kitchen/dining room, a first floor sitting room, a master bedroom with en-suite, two further double bedrooms and a bathroom on the top floor. There is a garden to the rear, a garage and parking.

### Full details

The front door leads to the entrance hall with oak flooring, a storage cupboard with wall mounted gas boiler, doors leads to the study, the cloakroom and the kitchen/dining/family room and stairs lead to the first floor.

#### Cloakroom

Fitted with a wash hand basin and a WC, oak flooring and an extractor fan.

Study - 2.85m x 1.85m (9'4 x 6'1)

A window to the front and oak flooring.

Kitchen/Dining/Family Room - 6.07m x 3.96m (19'11 x 13'0) max.

This open plan room has a kitchen area fitted with a range of base, wall & drawer units, a sink & drainer, integrated fridge/freezer, washing machine, dishwasher and microwave. A double oven, grill and gas hob with extractor over, there is an understairs storage cupboard and a wine fridge. The kitchen opens to the dining and sitting areas with bi-folding doors to the back garden

#### First Floor Landing

Doors to the sitting room, master bedroom and further stairs to the top floor.

Sitting Room - 4.00m x 3.96m (13'1 x 13'0) max.

French doors with a juliet balcony to the front.

Master Bedroom - 3.96m x 2.88m (13'0 x 9'5)

Large window to the front, a built in wardrobe and a door to the en-suite.

#### En-Suite Shower Room

Double shower, WC, wash basin, an extractor and tiled floor.

#### Second Floor Landing

Doors lead to bedrooms 2 & 3 and a bathroom.

Bedroom Two - 3.96m x 3.84m (13'0 x 12'7)

Window to the front, the airing cupboard and a built in wardrobe.

Bedroom Three - 3.96m x 3.03m (13'0 x 9'11)

Window to the rear and a built in wardrobe.

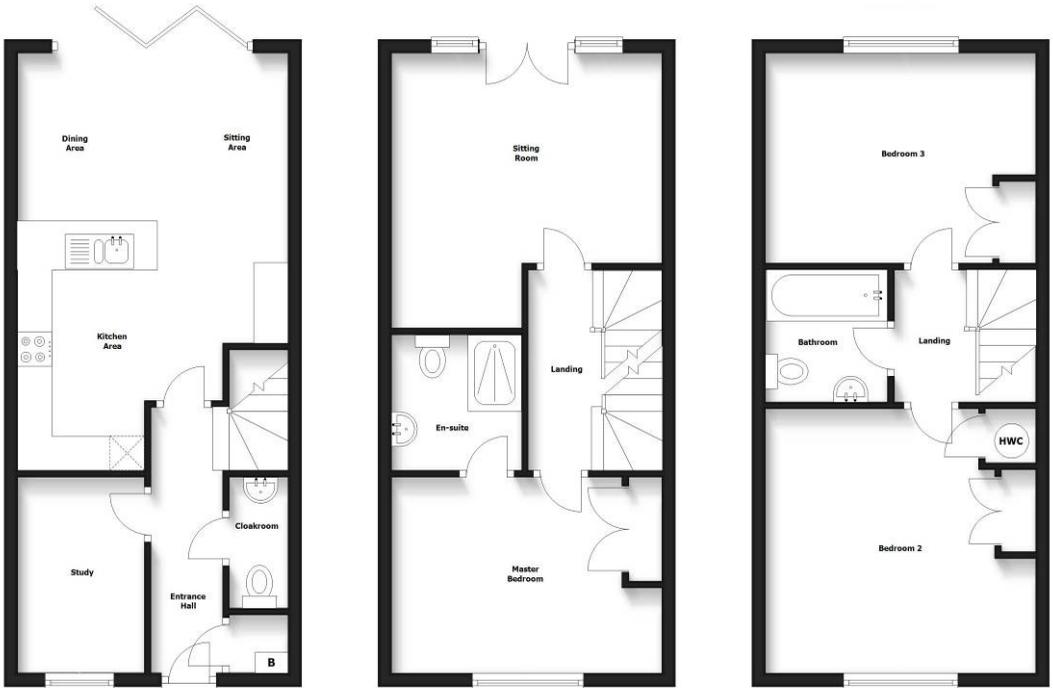
#### Bathroom

Bath with shower over, WC, wash basin, an extractor and tiled floor.

#### Outside

Side access leads to the rear garden and to the garage and parking space. The back garden is fenced and has been landscaped.

# 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 be a true representation.

