



81 Stokes Drive, Godmanchester
Cambridgeshire. PE29 2UW

Asking Price
£290,000

Set in a popular part of Godmanchester this modern link detached three bedroom family home offers an open plan kitchen/dining room, a sitting room, cloakroom, a master bedroom with en-suite and a family bathroom. To the side is a drive & garage and to the rear an enclosed garden with patio and decked areas.

Full details

The front door leads into an entrance hall with stairs leading to first floor, doors to the sitting room & kitchen/dining room.

Sitting Room - 15'11 x 10'0 (4.80m x 3.00m)

A window to the front and French doors to the garden.

Kitchen/Dining Room - 15'11 x 12'10 (4.80m x 3.90m) max.

A double aspect room with window to front and back. The kitchen is fitted with a range of base, wall & drawer units, a sink & drainer, an integrated oven, grill & hob with extractor hood over, built in dishwasher, plumbing for a washing machine and space for a fridge/freezer. A doorway leads to the rear hall.

Rear Hall

A door to a storage cupboard, a door to the cloakroom and a door out to the back garden.

Cloakroom

A window to the rear, WC and wash hand basin.

First Floor Landing

Window to the rear and access to the insulated loft space.

Master Bedroom - 13'0 x 10'10 (4.00m x 3.30m) max.

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

En-Suite Shower Room

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

Bedroom 2 - 10'0 x 9'2 (3.00m x 2.80m)

Window to the front, built in storage cupboard and airing cupboard.

Bedroom 3 - 7'0 x 6'6 (2.10m x 2.00m)

Window to the rear.

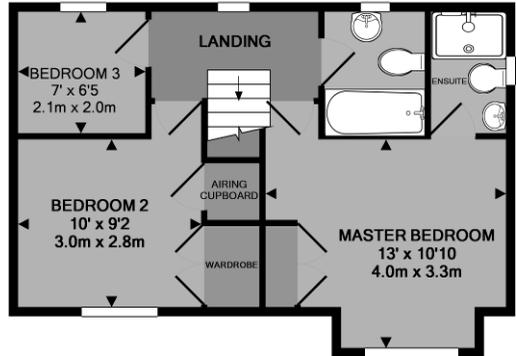
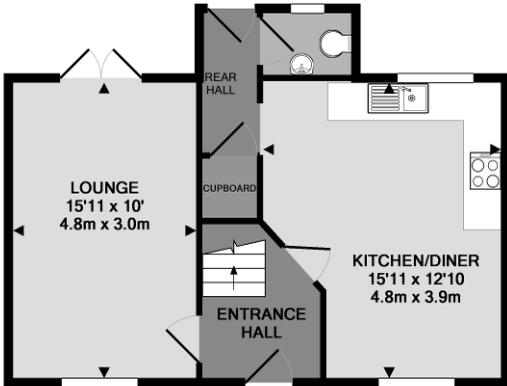
Family Bathroom

A window to the rear, a bath, WC, wash hand basin.

Outside

There is a drive to the side of the house leading to a garage with power & lighting. Gated side access leads to the back garden which is mainly laid to lawn with patio & decked areas and mature trees screening the rear.

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

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.

