



Charolais, Bluntisham Road, Colne
PE28 3LY



Guide Price: £800,000

Freehold

Bluntisham Road, Colne, PE28 3LY

- New Home
- Detached Family Residence
- Four Bedrooms
- En-Suite Shower Room
- Sought-After Village Location
- Stunning Kitchen/Diner
- Enclosed Rear Garden
- Carport and Parking
- No Forward Chain
- Energy Rating: TBC

Nestled in the highly coveted village of Colne, this stunning four-bedroom residence exemplifies the exceptional craftsmanship of Meadow Barn Developments Ltd. With a thoughtful and spacious layout, this brand-new home welcomes you with a grand entrance-hall leading seamlessly into a generously proportioned kitchen/dining area, a convenient utility room, a cosy living room connected to a study, an elegant dining room, and a practical cloakroom.

Upstairs, four inviting bedrooms await, each carefully designed to offer both comfort and style. The master bedroom features an en-suite bathroom, while a beautifully appointed four-piece bathroom caters to the needs of the household.

This residence boasts a superior specification, including underfloor heating on the ground floor and a meticulously selected range of kitchen appliances. The well-appointed kitchen showcases a Lamona Induction hob with a built-in extractor, an integrated touch control oven, an integrated combination touch control microwave, and a frost-free fridge and freezer. Adding to its appeal, a premium integrated dishwasher seamlessly completes the kitchen ensemble.

Outside, the property impresses with a landscaped front garden providing ample parking space and a convenient carport for added protection. Overlooking picturesque meadows, the rear garden promises to be a tranquil retreat once turfed.

Experience modern luxury and comfort!

Council Tax band TBC.
Huntingdon District Council
Energy Performance Rating TBC



Accommodation

Hallway

Dining Room 11'11" x 11'8" (3.63m x 3.56m).

Utility Room 7' x 9'3" (2.13m x 2.82m).

Kitchen/Diner 21'4" x 15'2" (6.5m x 4.62m).

W/C

Living Room 19'7" x 11'8" (5.97m x 3.56m).

Office 10'8" x 5'7" (3.25m x 1.7m).

Landing

Bedroom 1 19'6" x 11'8" (5.94m x 3.56m).

En-Suite

Bathroom

Bedroom 2 19'5" x 11'10" (5.92m x 3.6m).

Bedroom 3 10'4" x 15'4" (3.15m x 4.67m).

Bedroom 4 10'6" x 8'1" (3.2m x 2.46m).



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Thomas Morris

24-26 Crown Street, St. Ives, Cambridgeshire,
PE27 5AB

T: 01480 468066

stivesenquiries@thomasmorris.co.uk

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