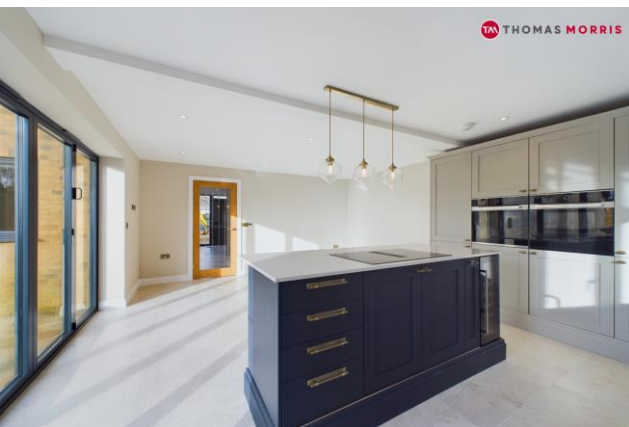




Charolais, Bluntisham Road, Colne
PE28 3LY



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.

Council Tax band TBC.
Huntingdon District Council
Energy Performance Rating TBC
These details are subject to approval.

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).



To conform with government Money Laundering Regulation 2017, we are required to confirm the identity of all prospective buyers. We use the services of a third party, Lifetime Legal, who will contact you directly at an agreed time to do this. They will need the full name, date of birth and current address of all buyers. There is a nominal charge of £60 including VAT for this (for the transaction not per person), payable directly to Lifetime Legal. Please note, we are unable to issue a memorandum of sale until the checks are complete.



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Disclaimer

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