



5 Oaklands, Fenstanton, PE28 9LS



Offers Over: £435,000

Freehold

Oaklands, Fenstanton, PE28 9LS

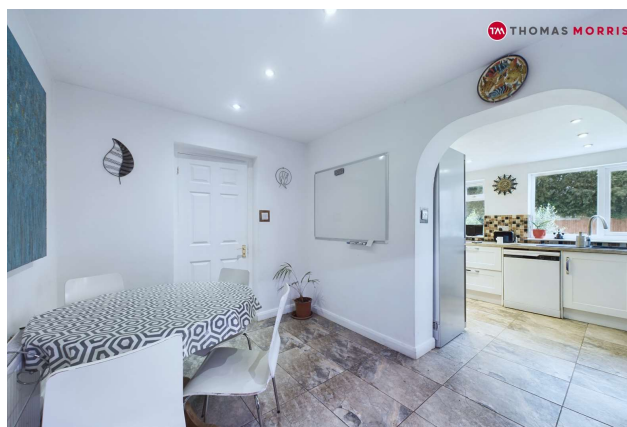
- Detached Chalet Home
- Four Bedrooms
- Two/Three Reception Rooms
- Two Bathrooms
- Enclosed Rear Garden
- Driveway Parking for Several Vehicles
- Sought After Village Location
- Swavesey Village College Catchment
- Freehold
- Energy Rating: E/41

A four-bedroom detached chalet-style home occupying a cul-de-sac position within this sought-after location. Situated in the heart of the village, a short walk to the convenience store, pharmacy and butcher's. The village also benefits from a Primary school and is in the catchment for Swavesey Village College.

The property offers versatile accommodation throughout which comprises - entrance hall, spacious living room measuring 24'9 x 11'9, dining area opening to kitchen with space for appliances, conservatory, downstairs bedroom and a study/bedroom four with en-suite bathroom. Upstairs provides two double bedrooms with built-in wardrobes and walk-in dressing areas, bathroom and separate cloakroom. In addition to the normal storage there is a very large storage area which is not shown on the plan, but sits to top of the 2nd bedroom.

The property further benefits from an enclosed rear garden, open-plan front garden and driveway providing parking for several vehicles.

Huntingdonshire District Council.
Council Tax Banding D.
These details are subject to approval.



Accommodation

Entrance Hall

Living Room 24'9" x 11'9" (7.54m x 3.58m).

Dining Area 11'10" x 7'11" (3.6m x 2.41m).

Kitchen 12'6" x 8'5" (3.8m x 2.57m).

Bedroom 3 11'11" x 9'10" (3.63m x 3m).

Bedroom 4/Study 10'9" x 10'7" (3.28m x 3.23m).

En-Suite

Conservatory 13'9" x 11'5" (4.2m x 3.48m).

Landing

Bedroom 1 11'11" x 11'6" (3.63m x 3.5m).

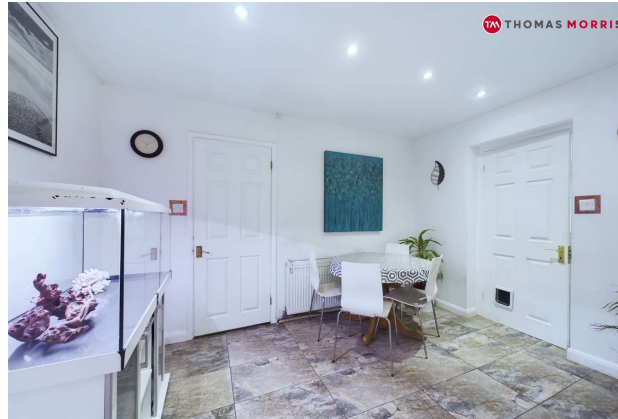
Dressing Area

Bedroom 2 11'10" x 7'4" (3.6m x 2.24m).

Dressing Area

Family Bathroom

Cloakroom



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.



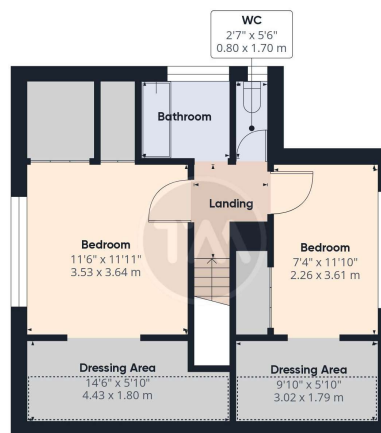
Thomas Morris

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

T: 01480 468066

stivesenquiries@thomasmorris.co.uk

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Approximate total area⁽¹⁾

1568.44 ft²
145.71 m²

Reduced headroom

73.86 ft²
6.86 m²

(1) Excluding balconies and terraces

Reduced headroom
(below 1.5m/4.92ft)

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360

We may refer you to recommended providers of ancillary services such as Conveyancing, Financial Services, Insurance and Surveying. We may receive a commission payment fee or other benefit (known as a referral fee) for recommending their services. You are not under any obligation to use the services of the recommended provider. The ancillary service provider may be an associated company of Thomas Morris.

Disclaimer

Every attempt has been made to ensure accuracy, however these property particulars are approximate and for illustrative purposes only. They have been prepared in good faith and they are not intended to constitute part of an offer of contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of any fixture or fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked prior to agreeing a sale.

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