



7 Dunstall Close, Offord Cluny, PE19 5AD



# Guide Price: £800,000

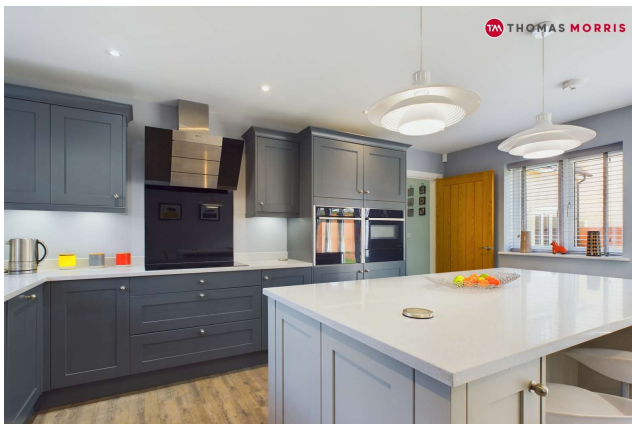
## Freehold

Dunstall Close, Offord Cluny, PE19 5AD

- Circa 2,726 ft of Space
- EV Charging Point
- Double Garage
- Vaulted Ceilings with Velux
- Media Wall Installed
- Bi-Fold Doors
- Landscaped Garden
- Kids Play Area
- Freehold
- Energy Rating - B/85

This beautiful four bedroom property is perfect for those who seeking more space for their family.

Upon entering the residence, you will be greeted by an elongated hallway, which includes a study on your left-hand side. In front of you, there is a modern and well-equipped kitchen diner with bi-fold doors that lead to the garden. The utility room is located behind the kitchen, providing easy access to a double garage with plenty of storage space. On the west wing of the property, you will find two large reception rooms, both versatile and spacious. One of the receptions has a media wall installed, giving it a modern and contemporary feel. There is also a downstairs cloakroom in this area. Head upstairs and you will find four double bedrooms. The largest of the four are situated at the gable ends, the master bedroom has an ensuite and a walk-in wardrobe. The valuated ceilings with Velux windows on the first floor offer lots of light and character.



Council Tax Band - D

Huntingdon District Council

DRAFT DETAILS

# Accommodation

## Entrance Hall

**Study** 11'10" x 12'3" (3.6m x 3.73m).

## Cloakroom

**Dining Room** 13' x 11'9" (3.96m x 3.58m).

**Living Room** 11'9" x 19'11" (3.58m x 6.07m).

**Kitchen** 17'2" x 20'7" (5.23m x 6.27m).

**Utility Room** 10'10" x 6'1" (3.3m x 1.85m).

## First Floor Landing

**Bedroom 1** 11'9" x 13'8" (3.58m x 4.17m).

## Ensuite

**Bedroom 2** 12'1" x 11'11" (3.68m x 3.63m).

**Bedroom 3** 12'6" x 11'11" (3.8m x 3.63m).

**Bedroom 4** 15'2" x 13'7" (4.62m x 4.14m).

**Bathroom** 9'3" x 5'11" (2.82m x 1.8m).

## Outside

**Double Garage and Driveway**

**Landscaped Gardens**



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

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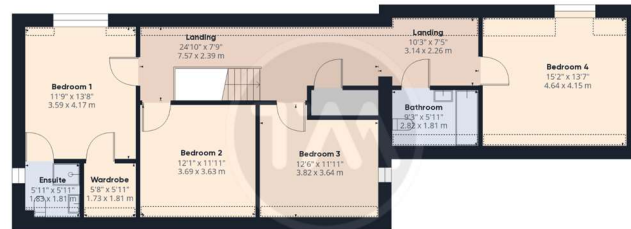
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Ground Floor



Floor 1

Approximate total area<sup>(1)</sup>  
2726.39 ft<sup>2</sup>  
253.29 m<sup>2</sup>

Reduced headroom  
119.93 ft<sup>2</sup>  
11.14 m<sup>2</sup>

(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

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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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