



3 Blacksmiths End, Bluntisham, Huntingdon, Cambridgeshire, PE28 3JH



3 Blacksmiths End, Bluntisham, Huntingdon, Cambridgeshire, PE28 3JH £515,000 Freehold

Ground Floor

Entrance Hall

Obscured double glazed window to side, entrance door to side, solid wood flooring, one and a half turn staircase to first floor, inset ceiling spotlights, double doors to sitting room.

Cloakroom

Obscured double glazed window to side, radiator, two piece suite in white comprising low level w.c and wash hand basin, part tiled walls, ceramic tiled flooring.

Sitting Room 18'1" x 12'8"

Double glazed window to rear, double doors to conservatory, two radiators, superb feature brick fireplace with timber bressumer housing a wood burning stove, wall mounted lighting.

Dining Room 13'2" x 11'3"

Double glazed window to side, radiator.

Garden Room 12'10" x 9'7"

Solid brick construction with dual aspect double glazed windows to both sides, radiator, double glazed double doors to rear garden, inset ceiling spotlights, ceramic tiled flooring.

Study 10'1" x 7'11"

Double glazed window to side, radiator.

Kitchen 11'11" x 11'3"

Double glazed window to front, high specification range of wall and base units with granite worksurfaces over and under cabinet lighting, inset stainless steel one and a half bowl sink and drainer unit, range oven with five ring gas hob with extractor over, inset ceiling spotlights, ceramic tiled flooring, tiled splash backs, opening to breakfast room.

Utility Room 11'3" x 5'2"

Double glazed window to front, door to rear garden, loft access hatch, radiator, fitted range of wall and base units with granite worksurfaces over, inset stainless steel single bowl sink and drainer unit, tiled splash backs, ceramic tiled flooring, air extractor fan, integrated washing machine.

Breakfast Room 12'10" x 11'11"

Double glazed door to rear garden, radiator, laminate flooring.

First Floor

Galleried Landing

Double glazed window to side, two Velux rooflights, two radiators, wall mounted lighting, inset ceiling spotlights, loft access hatch, airing cupboard housing hot water cylinder.



Bedroom 1 19'10" max 12'0" min x 15'3"
Two double glazed windows to side, radiator, fitted range of wardrobes and dresser units, eaves storage.

En-Suite
Velux rooflight, heated towel rail, three piece suite in white comprising shower cubicle, low level w.c and vanity unit housing wash hand basin, fully tiled walls, tiled flooring, loft access hatch, inset ceiling spotlights, air extractor fan.

Bedroom 2 22'3" max 12'8" min x 13'3"
Double glazed window to rear, Velux rooflight to front, radiator, loft access hatch, eaves storage.

En-Suite
Heated towel rail, three piece suite in white comprising shower cubicle, low level w.c and vanity unit housing wash hand basin, fully tiled walls, inset ceiling spotlights, air extractor fan tiled flooring.

Bedroom 3 13'1" x 9'9"
Double glazed window to rear, radiator.

Bedroom 4 12'10" x 9'6"
Double glazed window to rear, radiator, feature vaulted ceiling with wooden beams.

Bedroom 5 10'5" x 9'9"
Double glazed window to front, radiator.

Bathroom
Velux rooflight, heated towel rail, three piece suite in white comprising panelled bath with mixer tap shower attachment, low level w.c and vanity unit housing wash hand basin, fully tiled walls, loft access hatch, inset ceiling spotlights, tiled flooring.

Outside

Front Garden
Open plan with landscaped hardstanding with flower and shrub borders, outside light, block pavior driveway providing off street parking for two cars and leading to a double garage, driveway leading to a swing gate giving access to the rear paddock.

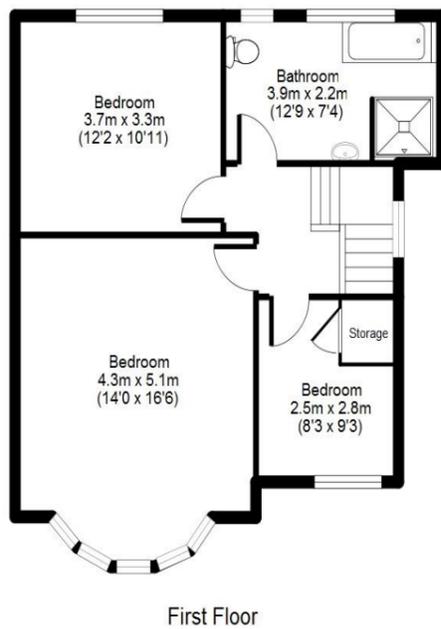
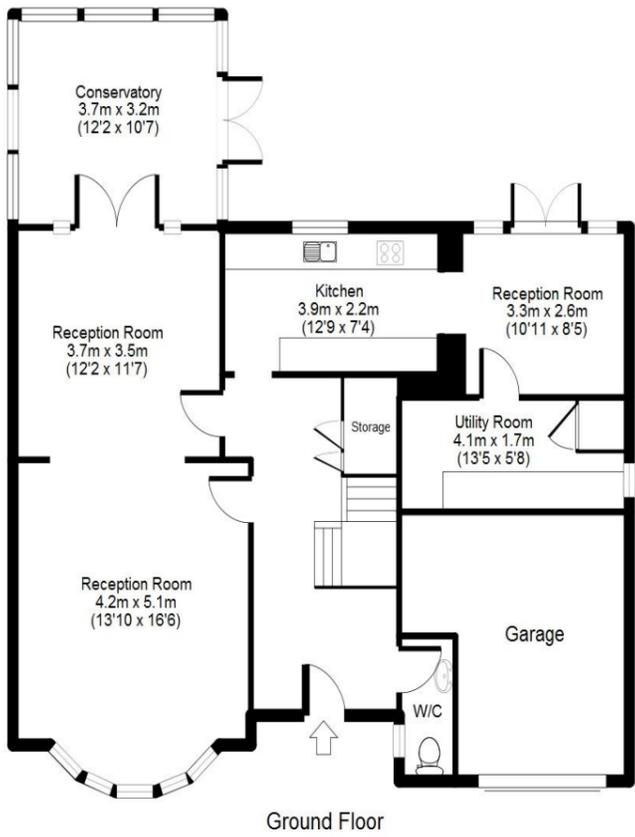
Rear Garden
Extensive gardens and paddock to side and rear which benefit from a high degree of privacy and with a paddock to the rear. The total plot is in the region of 0.8 of an acre (sts), mainly laid to lawn with paved patio area and flower and shrub borders, timber storage shed, access door to garage, two side access gates, outside light.

Garage
Double brick built garage with twin electric up and over doors, temporary part converted making an ideal home office, window to rear, power and light connected.



Cuffley Hill, Goffs Oak, EN7 5HB

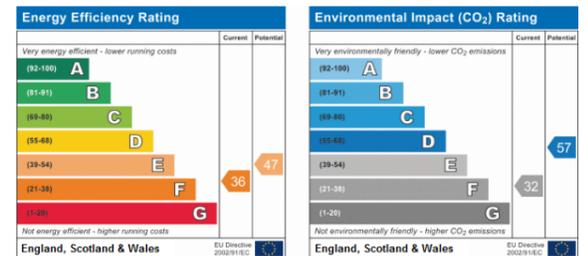
APPROX GROSS INTERNAL FLOOR AREA: 1670 sq. ft / 155 sq. m



Viewings strictly by appointment via Estates IT

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Measurements are not to scale

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