

18 Conington Road

Fenstanton, Huntingdon, PE28 9LB

elliswinters & co

Exclusive & New Homes

Welcome to

18 Conington Road

Accommodation Summary

An immaculately presented extended detached chalet home in a non - estate location. This superb property offers versatile, spacious accommodation with five/six double bedrooms, two reception rooms, conservatory, a refitted kitchen/dining room, en-suite shower room, refitted four piece bathroom and shower room, utility room, an oversize garage and ample driveway, a generous garden to the front and an enclosed rear garden. Further benefitting from a garden room and workshop, walking distance to the village amenities, great access to main road and public transport links. Viewing comes highly recommended to really appreciate all this wonderful home has to offer.

Ground Floor

Entrance Hall
Double glazed door to front, wood effect flooring, stairs to first floor, under stairs storage area, radiator, opening to inner hall and doors to:

Bedroom 2 3.28m (10'9") x 3.21m (10'6")
Double glazed window to rear, radiator.

Bedroom 3 3.21m (10'6") x 2.79m (9'2")
Double glazed window to side, radiator.

Bathroom
Double glazed window to rear, re-fitted with a four piece suite comprising jacuzzi bath, vanity base unit with inset wash hand basin, shower enclosure with fitted Mira rain top and hand shower over and WC, panelled and tiled splashbacks, tiled flooring, extractor, radiator, shaver point, illuminating mirror.

Inner Hallway
Double glazed window to side, radiator, meter cupboard, wood effect flooring, doors to:

Kitchen/Dining Room 6.94m (22'9") x 3.33m (10'11") max
Double glazed window and French doors to rear, re-fitted with a shower over and WC, panelled and tiled splashbacks, tiled flooring, extractor, matching range of base and eye level units with worktop space over and breakfast bar, 1+1/2 bowl sink unit with single drainer, under-unit lights, integrated dishwasher, space for fridge/freezer, fitted eye level Neff electric double oven, Neff electric hob with extractor hood over, radiator, door to:

Utility Room 1.88m (6'2") x 1.85m (6'1")
Double glazed window and stable door to rear, fitted with a matching range of base and eye level units with worktop space over, stainless steel sink unit with single drainer, plumbing for washing machine, tiled splashbacks, radiator.

Lounge 5.71m (18'9") x 4.88m (16')
Double glazed window to front, polished wood effect flooring, feature fireplace with inset gas fire, brick and stone hearth and timber mantle, fitted shelving with lights, radiators, French doors to:

Conservatory 4.76m (15'7") x 2.31m (7'7")
Of brick and double glazed construction, French doors to side, power and lights connected, polished wood effect flooring, radiator.

Study/Bedroom 6 3.71m (12'2") x 3.04m (10')
Double glazed window to side, radiator, built in storage cupboard/wardrobe, wood effect flooring.

Bedroom 1 3.88m (12'9") x 3.06m (10'1")
Double glazed window to front, radiator, fitted wardrobe, door to:

En-suite Shower Room
Double glazed window to side, fitted with a three piece suite comprising of a shower cubicle with fitted shower over, vanity base unit with inset wash hand basin and WC, tiled and panelled splashbacks, extractor.

First Floor Landing
Doors to:

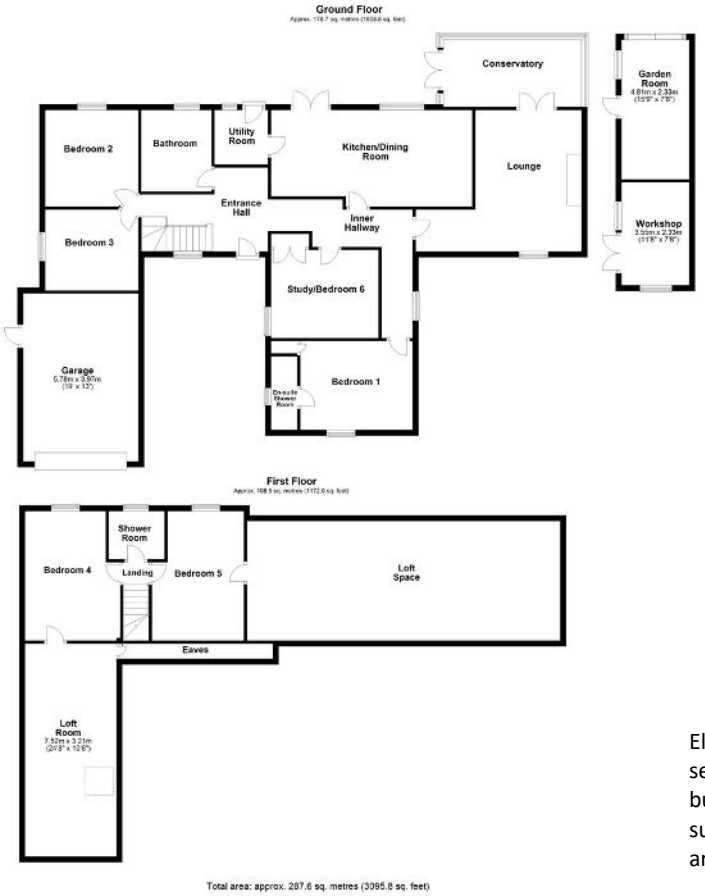
Bedroom 4 4.54m (14'11") x 3.34m (10'11")
Double glazed window to rear, radiator, door to:











Ellis Winters has not tested any apparatus, equipment fitting or services and so cannot verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor. Floor plans are for representational purposes only and are not to scale.

Loft Room 7.52m (24'8") x 3.21m (10'6")
Velux window to side, power and light connected, door to eaves storage.

Bedroom 5 4.54m (14'11") x 3.23m (10'7") max
Double glazed window to rear, range of fitted storage, radiator, door to loft space housing boiler.

Shower Room
Double glazed window to rear, fitted with a three piece suite comprising shower cubicle with fitted shower over, vanity base unit with inset wash hand basin and WC, tiled and panelled splashbacks, extractor, heated towel rail, shaver point.

Outside
To the front of the property a five bar gate leads on to a large gravelled driveway providing off road parking for numerous vehicles and garage which is oversized, has an up and over door to front, a personal door to side and light and power connected. The generous garden is laid mainly to lawn, with a variety of trees, fruit trees, well stocked borders and flower beds. There is gated access to front, gated access to both sides, an outside tap and lighting, access to the workshop. The workshop has windows to front and side, French doors to side, power and light.
To the rear of the property, an enclosed garden, laid mainly to lawn with paved patio seating and pathways, established well stocked flower beds and borders, garden shed, outside tap, external power supply and outside lighting. The paved pathway leads to a further paved patio seating area and garden room. The garden room is currently dressed like a pub with exposed timber beams, bar, power and light connected, a sealed doorway, and double glazed sliding patio doors to front.

Further Information:
Tenure: Freehold
Council Tax Band: E
EPC Rating: C





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