



- Detached Chalet Home
- Non Estate Location
- Two Bedrooms
- Two Reception Rooms
- Kitchen/Dining Room
- Garage and Ample Parking Off Road
- Views Over Fields To Rear
- Village With Amenities
- Short Walk to Local School

## HOLLIDAYS ROAD, BLUNTISHAM

2 1 3 EPC TBC

We are proud to market this stunning unique chalet home which is beautifully presented and located in this popular non estate village location. The property is a finished home but also has huge potential for the future. Accommodation comprises entrance hall, lounge, garden room, kitchen/dining room, study, two bedrooms and a bathroom. The property also has a generous loft area that would make a great conversion (STP). The property also benefits from a single garage, ample parking on the driveway and a sizeable rear garden overlooking fields.

GUIDE PRICE  
**£475,000**

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A leading independent property service provider with offices in **St Ives, Royston & Melbourn.**

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General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalizing their offer to purchase.

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Written quotations available on request. All loans secured on property. Life assurance is usually required.



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## GROUND FLOOR

### ENTRANCE HALL

21' 09" x 8' 09" (6.63m x 2.67m)

UPVC door and windows to front, stairs leading to first floor, parquet flooring, two radiators, under stairs cupboard. Doors to:

### CLOAKROOM

UPVC window to side, Close coupled WC.

### LIVING ROOM

14' 6" x 13' 11" (4.42m x 4.24m)

UPVC bay window to front, two radiators, built in gas fire with timber surround and feature solid wood hearth.

### GARDEN ROOM

9' 09" x 8' 07" (2.97m x 2.62m)

UPVC window to sides and sliding patio doors to rear. Opening to:

### KITCHEN/DINING ROOM

21' 01" x 12' 08" (6.43m x 3.86m)

UPVC window to rear, fitted with a matching range of oak base level units with work surface over, double stainless steel inset sinks units with mixer tap. Space for cooker with extractor over, space and plumbing for dishwasher, space for fridge, radiator, tiled splashbacks, ceramic tiled flooring, full pantry cupboard.

### SIDE LOBBY

With UPVC door to front and door and window to rear, two built in storage cupboards, one with plumbing for washing machine, door to single garage, ceramic tiled flooring, cupboard housing gas fired boiler.

### BATHROOM

11' 3" x 5' 05" (3.43m x 1.65m)

Obscured UPVC window to rear, fitted with a matching three piece suite comprising panelled bath, walk in shower area and pedestal wash hand basin. Tiled wall, radiator.

### STUDY

UPVC window to side, radiator.

### BEDROOM TWO

12' 11" x 12' 07" (3.94m x 3.84m)

UPVC window to front, radiator, built-in wardrobe.

## FIRST FLOOR

### LANDING

Doors to:

### WC

Obscured UPVC double glazed window to rear, fitted with a close coupled WC.

### MASTER BEDROOM

A double aspect room with UPVC windows to front and rear, two radiators, built in wardrobe.

### LOFT SPACE

A door from the landing gives access to a generous loft space area that could be converted into one of more bedrooms (STP)

### GARAGE

16' 00" x 9' 06" (4.88m x 2.9m)

Up and over door to front, door to lobby, power and light connected.

### OUTSIDE

### FRONT

The front of the property is enclosed by timber fencing and laid to a gravelled 'drive in/drive out' driveway with parking for several cars. Side gated access to the rear and side garden which would be ideal for storing a large Caravan or Motorhome.

### REAR

The rear and side gardens is enclosed by timber fencing and mainly laid to lawn with landscaped low maintenance beds, patio and gravelled seating areas, garden pond, vegetable garden and lots of mature shrubs and flower borders.

### NOTE TO PURCHASERS

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