



## Bedell Road, Alconbury Weald Huntingdon

**Price: Freehold £675,000**

- Four Double Bedrooms
- En-Suite to Master and Second Bedroom
- Approx. six years left of NHBC guarantee
- Large Rear Garden with Private Hideaway
- Double Garage with Power and Light
- 360 Walk Through Tour Available On Request
- Private Off Road Parking For Multiple Vehicles

EPC Rating: B



## Measurements:

### Entrance Hallway

Lounge - 6.55m x 3.81m (21'6" x 12'6") max

Kitchen - 4.03m x 2.91m (13'3" x 9'7") max

Dining Area - 4.32m x 3.54m (14'2" x 11'7") max

Utility 1.80m x 1.62m (5'11" x 5'4") max

Cloakroom - 1.62m x 1.06m (5'4" x 3'6") max

Study/Family 4.19m x 3.16m (13'9" x 10'4") max

Bedroom one 4.94m x 4.65m (16'3" x 15'3") max

En-Suite 2.95m x 1.80m (9'8" x 5'11") max

Bedroom two 4.02m x 3.45m (13'2" x 11'4") max

En-Suite 2.33m x 1.31m (7'8" x 4'4") max

Bedroom three 3.81m x 3.15m (12'6" x 10'3") max

Bedroom four 3.39m x 3.32m (11'1" x 10'11") max

Bathroom 2.33m x 2.27m (7'8" x 7'5") max

This home is offered to the market via an 'Open House Event', please contact us to arrange your slot.

### About Alconbury Weald:

A place built around the principles that put heritage and community at the forefront. Surrounded by landscaped open green spaces, giving you and your family an opportunity to really utilise and enjoy the beautiful Cambridgeshire countryside right on your doorstep. Whether it's stretching your legs on your lunch break or the intricately designed play spaces for your children to let off some steam, Alconbury Weald has got you covered.

At Alconbury Weald, your environment is a priority. The landscape has been carefully thought through to create established green spaces for all residents. From pocket-parks and play areas to over 200 acres of woodland, green space has been designed with not only fun and leisure in mind, but also to enhance an abundance of natural habitats that support a wide range of wildlife.



1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense.

4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: RAM203711 - 0006

Sharman Quinney Holdings Limited is registered in England and Wales under company number 4174227, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

**selling your property?**  
**call us to arrange your**  
**FREE MARKET APPRAISAL**

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