



Fox Grove, Godmanchester Huntingdon  
**£385,000 Freehold**

**Sharman  
Quinney**

# Key Features



- 3 Double Bedrooms
- Generous Garden
- Close to Local Amenities
- Spacious Living Spaces
- Ensuite to Master

The accommodation comprises of a welcoming entrance hall, a comfortable lounge, a separate sitting room, and a well appointed fitted kitchen. There are three generous double bedrooms, including an impressive master bedroom extending to over 16ft in length, alongside a versatile additional space with potential to serve as a fourth bedroom or home office. The property is further enhanced by a shower ensuite, a main family bathroom, and an additional shower room.

Externally, the home benefits from a front garden and a beautifully landscaped rear garden, complete with a decked seating area, ideal for both entertaining guests and enjoying more relaxed evenings.

Living Room- 5.50m x 3.40 (18'1 x 11'2)



Kitchen/Breakfast Room- 5.50m x 3.00m (18'1 x 9'10)

Dining Room- 5.22m x 3.37m (17'1 x 11'1)

Utility- 2.40m x 1.60 (7'10 x 5'3)

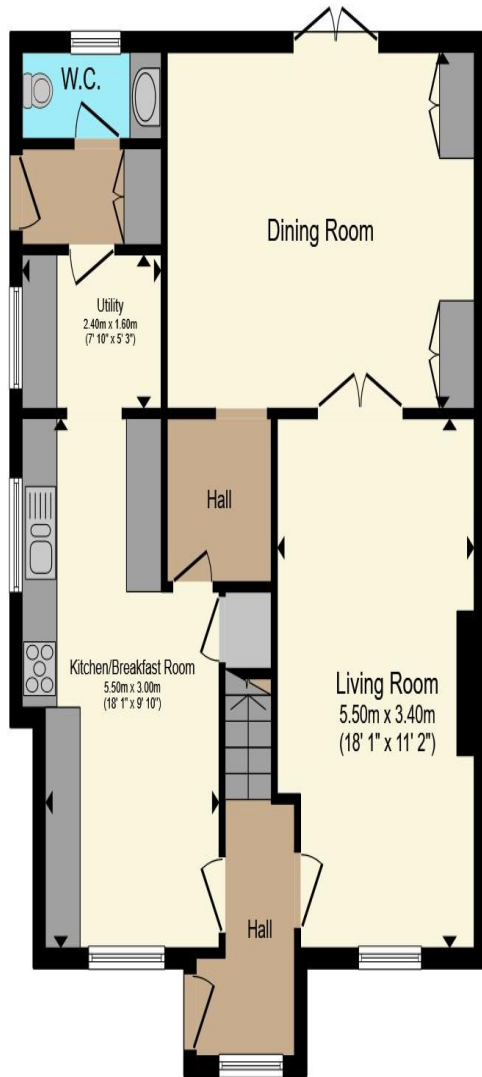
Bedroom One- 5.00m x 3.70m (16'5 x 12'2)

Bedroom Two- 3.40m x 3.20m (11'2 x 10'6)

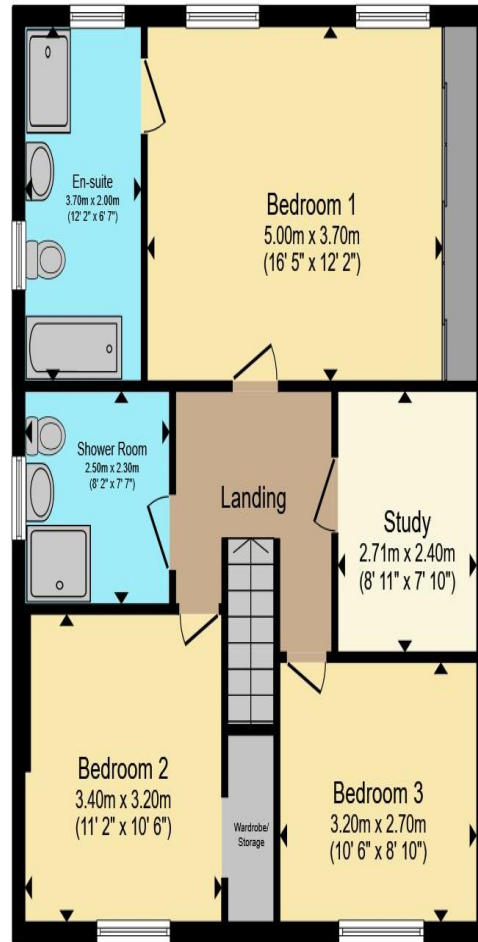
Bedroom Three- 3.20m x 2.70m (10'6 x 8'10)

Study- 2.71m x 2.40m (8'11 x 7'10)





**Ground Floor**



**First Floor**

Total floor area 146.0 m<sup>2</sup> (1,571 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.propertybox.io](http://www.propertybox.io)

**Sharman  
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To view this property call Sharman Quinney on:  
**01480 271214**

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