



Mahaddie Way, Warboys Huntingdon  
**£450,000** Freehold

**Sharman  
Quinney**

# Key Features



- Beautifully Landscaped Rear Garden
- Family Bathroom with Four-Piece Suite
- Recently Decorated 20 Foot Kitchen/Diner
- 10 Year NHBC Guarantee (From 2018)
- Viewings Highly Advised to Appreciate This Beautiful Home
- Single Garage and Driveway

## Ground Floor

Entrance Hall  
Leading to;

Study  
Multifunctional room with window to front.

Lounge  
Featured electric fireplace with bay window to front.



### Cloakroom

Re-tiled and fitted with a two-piece suite, and comprising of a wash hand basin, low-level-WC, built-in understairs storage and window to side.

### Kitchen/Diner

Recently decorated and fitted with a matching range of base and eye-level units with integral Fridge-Freezer, Dishwasher and French Doors leading to the Garden

### Utility Room

Fitted with a matching range of base and eye-level units, plumbing and housing for a Washing Machine and Dishwasher with rear door to the Garden.

### First Floor

#### Master Bedroom

Fitted wardrobes to front and side, window to front and leading to;

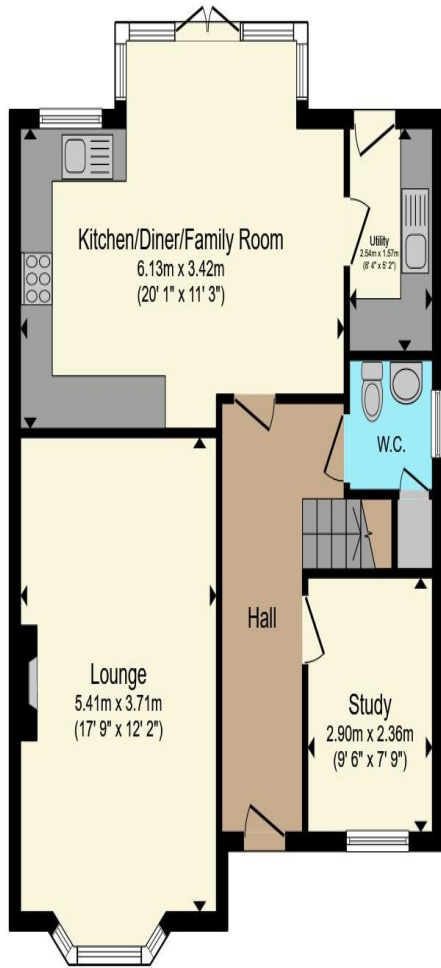
#### En-Suite

Fitted with a three-piece suite, and comprising of a double shower cubicle, wash hand basin, low-level-WC and window to side.

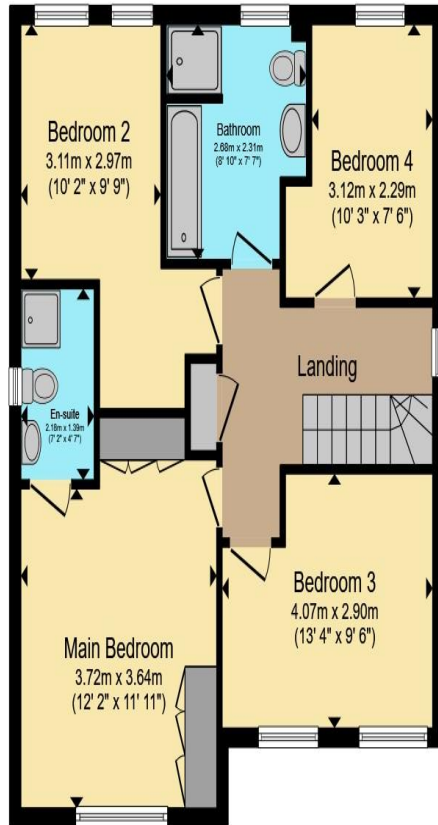
#### Bedroom 2

Two windows to rear

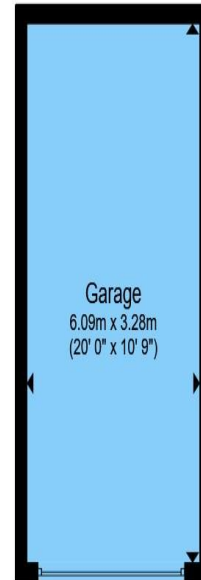




**Ground Floor**



**First Floor**



**Garage**

Total floor area 155.9 m<sup>2</sup> (1,678 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)

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### Family Bathroom

Fitted with a four-piece suite and comprising of a shower cubicle, bath, wash hand basin, low-level-WC and window to rear.

### Bedroom 3

Two windows to front

### Bedroom 4

Window to rear

### Outside

The stunning rear garden has been beautifully landscaped and offers a generous paved seating area to rear, providing the perfect area for hosting family and friends along with raised beds with LED lights.

The front of the property offers a variety of shrubs and bedding plants along with driveway to side providing parking for multiple cars.

### Garage

Up and over door to front.

### Agent Notes

The owners have advised us that there is an annual estate charge of £164.

To view this property call Sharman Quinney on:  
**01487 710345**

# Selling your property?

Contact us to arrange a **FREE** home valuation.

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