



Rowell Way, Sawtry Huntingdon
Offers in Excess of £600,000 Freehold

**Sharman
Quinney**

Key Features



- Modern Detached Family Home + Solar Panels
- Five Bedrooms + Two En-Suite Shower Room
- Three Reception Rooms + Downstairs Cloakroom
- Large Four Piece Family Bathroom
- Kitchen/Breakfast Room + Utility Room

Well Decorated Spacious Modern Detached Family Home in a Village Location and benefits from having good access to the A1, various local shops and local schools, in brief the accommodation comprises of, Entrance Hall with stairs to the first floor landing, under stairs storage cupboard, a further built-in storage cupboard, doors giving access to, Two Piece Downstairs Cloakroom, Snug/Study, Lounge with a bay window to the front, French Doors to the rear garden, double doors to the separate Dining Room with French Doors to the rear garden, Kitchen/Breakfast Room which is fitted with a range of base and eye level units, under units lights, cupboards and drawers, worktop space, one and a quarter single drainer sink unit, mixer tap, matching island with drawers



giving extra storage, built-in double oven, five ring gas hob, extractor fan over, built-in fridge, dishwasher, ceiling with inset spot lights, door to the Utility Room fitted with worktop space, storage cupboards under, stainless steel single drainer sink unit, plumbing for a washing machine, space for a tumble dryer, concealed wall mounted gas heating boiler, door to side, First Floor Gallery Landing has doors to the Master Bedroom with built-in wardrobes with sliding doors, door the Three Piece En-Suite Shower Room, Bedroom Two/Guest Room with a door to the second En-Suite Shower Room, Bedrooms 3,4 and 5, large Four Piece Family Bathroom, Outside to the front the driveway provides Off Road Parking and leads to the Double Garage with two metal up and over doors, gated access to the Large Rear and Side Garden, laid mainly to lawn, Log Cabin with light and power connected, insulated roof, paved patio seating area, outside power point with space for a hot tub. Also benefits from having an EV Charging Point, CCTV, Solar panels (21 panels micro inverters) and a boarded loft.

Entrance Hall:

Downstairs Cloakroom:

Snug:

Lounge:

Dining Room:

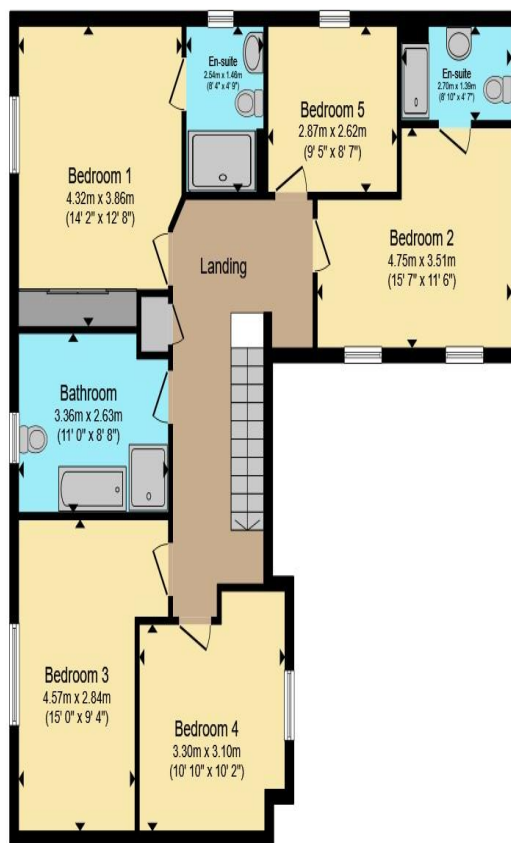
Kitchen/Breakfast Room:

Utility Room:





Ground Floor



First Floor

Total floor area 221.1 m² (2,380 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

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Gallery Landing:
Master Bedroom:
En-Suite Shower Room:
Bedroom 2/Guest Room:
En-Suite Shower Room:
Bedroom 3:
Bedroom 4:
Bedroom 5:
Family Bathroom:
Double Garage:
Log Cabin:

Agents Note : Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

To view this property call Sharman Quinney on:
01733 245400

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 Unit 19 Maltings Square, Broadway Shopping Centre, Yaxley, Cambridgeshire, PE7 3EW

 yaxley@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



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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.

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