



**Uffington Road,**  
Barnack, Cambridgeshire, PE9 3DU

**NEWTON**FALLOWELL 



**Uffington Road,  
Barnack, Cambridgeshire, PE9 3DU  
£550,000 Freehold**

**\*\* LAST PLOT REMAINING \*\*** A fantastic five bedroom detached family home situated on a popular new estate of Barnack, close Barnacks C E primary school. This gorgeous property is not short of liveable space, with two spacious reception rooms, large kitchen diner, five well balanced bedrooms, three bathrooms, enclosed rear garden and a detached double garage.

The property is arranged over two floors, entering via the light and spacious entrance hall with stairs leading to the first floor and space underneath for storage. The entrance hall offers great flow connecting the living room, family room, cloakroom, utility and kitchen diner. The living room has an abundance of space and natural light thanks to the dual windows and French doors which open out onto the patio. The family room is versatile and thanks to its two windows is light and airy. The kitchen diner features a wealth of units, integrated appliances and French doors which open out onto the garden.

To the first floor, the landing connects five well proportioned bedrooms and the family three piece bathroom. The master bedroom and bedroom two both benefit from having their own three piece en suite shower rooms.

Outside to the front is an inset footpath which leads to the front door accompanied by well maintained borders. To the side of the property is a detached double garage and driveway offering off road parking for two vehicles. Gated access to the side of the property leads into the enclosed rear garden which features a patio seating area, lawn and shed.



**Entrance Hall**

22'9 x 8'3 (6.93m x 2.51m)

**Living Room**

22'3 x 10'11 (6.78m x 3.33m)

**Family Room**

16'1 x 11'7 (4.90m x 3.53m)

**Cloakroom**

6'2 x 3'2 (1.88m x 0.97m)

**Kitchen/Dining Area**

16'6 x 14'1 (5.03m x 4.29m)

**Utility Room**

10'1 x 6'2 (3.07m x 1.88m)

**Landing**

13'8 x 10'9 (4.17m x 3.28m)

**Master Bedroom**

14'1 x 12'7 (4.29m x 3.84m)

**En-Suite**

10'3 x 3'10 (3.12m x 1.17m)

**Bedroom Two**

11 x 10'2 (3.35m x 3.10m)

**En-Suite**

8 x 4'3 (2.44m x 1.30m)

**Bedroom Three**

12'6 x 10'10 (3.81m x 3.30m)

**Bedroom Four**

11'11 x 9'5 (3.63m x 2.87m)

**Bedroom Five**

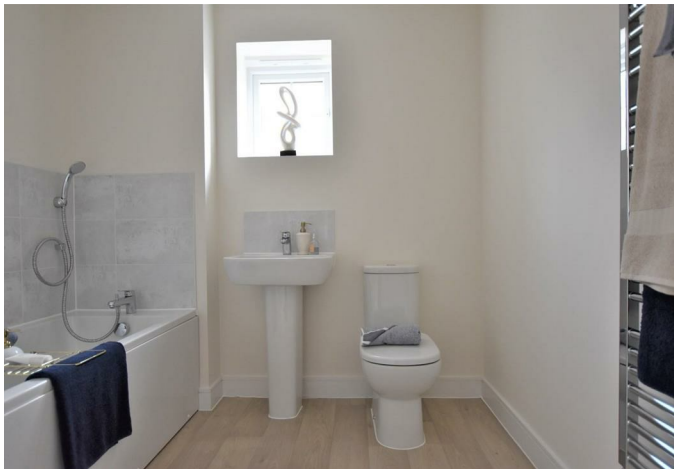
8'7 x 7'10 (2.62m x 2.39m)

**Agent note**



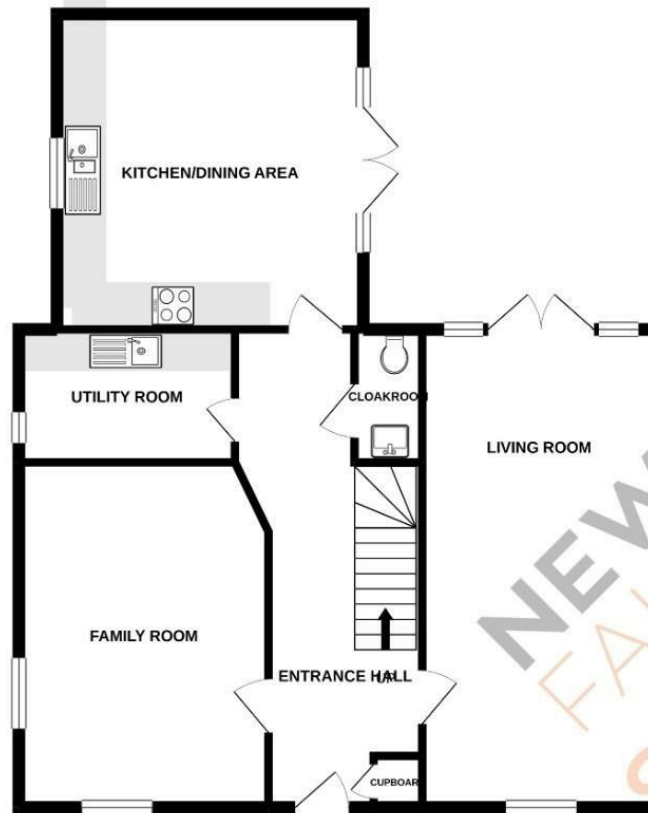


- 10 year Premier warranty
- Double garage & driveway
- Large living room with French doors to garden
- Two en-suites & family bathroom
- Airy entrance hallway space
- Downstairs cloakroom/wc
- Large master bedroom
- Utility room
- Enclosed rear garden
- EPC rating - pending



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales <small>EU Directive 2002/91/EC</small>		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales <small>EU Directive 2002/91/EC</small>		

GROUND FLOOR  
869 sq.ft. (80.7 sq.m.) approx.



1ST FLOOR  
869 sq.ft. (80.7 sq.m.) approx.



**AGENTS NOTE – DRAFT PARTICULARS:**

These particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. The matters referred to in these particulars should be independently verified by prospective buyers or tenants. Neither Newton Fallowell nor any of its employees or agents has any authority to make or give any representation or warranty whatever in relation to this property.

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TOTAL FLOOR AREA : 1737 sq.ft. (161.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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