



Wycliffe Grove, Peterborough
Guide Price **£350,000** **Freehold**

**Sharman
Quinney**

Key Features



- Feature Sun Lounge
- Separate Office/Studio/Family Reception Room
- Adjacent To Open Park Land
- Generous Off Road Parking For Several Vehicle
- Three Reception Rooms
- No Onward Chain

Ground Floor

UPVC door to:

Entrance Hall

Stair case to the first floor and landing. 'Karndean' style flooring which is also throughout the ground floor.

Recess lighting to ceiling. Glazed French doors to the lounge and door to the dining room.

Cloakroom

Fitted with a two piece suite comprising vanity wash hand basin and low-level WC, UPVC double glazed window to side.

Lounge

4.7 m x 5.20m to recess (15'4" x 17'0")

UPVC double glazed window to the front, recess lighting, radiator, TV point.

Dining Room

3.4x 2.4 (11'1" x 7'8")

UPVC double glazed window to the side, radiator, coving to ceiling, door through to the kitchen and walk



through to the feature Sun Lounge.

Kitchen

4.4m narrowing to 3.4 x 2.1 m (14'4" narrowing to 11'1" x 6'8")

Single drainer sink unit and drainer with mixer tap and tiled splash backs, UPVC double glazed window over- looking the Sun Lounge, range of flitted drawer and base units, integrated dishwasher as well as plumbing and recess for a slim line dishwasher, fitted work tops with a four ring gas hob with oven under. Matching wall cupboards, recess space for a freestanding fridge freezer, radiator, and wall mounted gas boiler, door to under stairs storage cupboard and a part glazed UPVC door to the rear.

Sun Lounge

4.6m x 4.1m (15'0" x 13'1")

Feature room with wall to wall UPVC double glazed Bi folding doors leading onto the rear garden, UPVC double glazed roof, feature gas log effect burner with flue. Ceramic tiled flooring.

First Floor

Landing

UPVC double glazed window to the rear, recess lighting to the ceiling, door to airing cupboard with hot water tank. Doors to the following:

Bedroom 1

3.4m x 2.6 m (11'1" x 8'5")

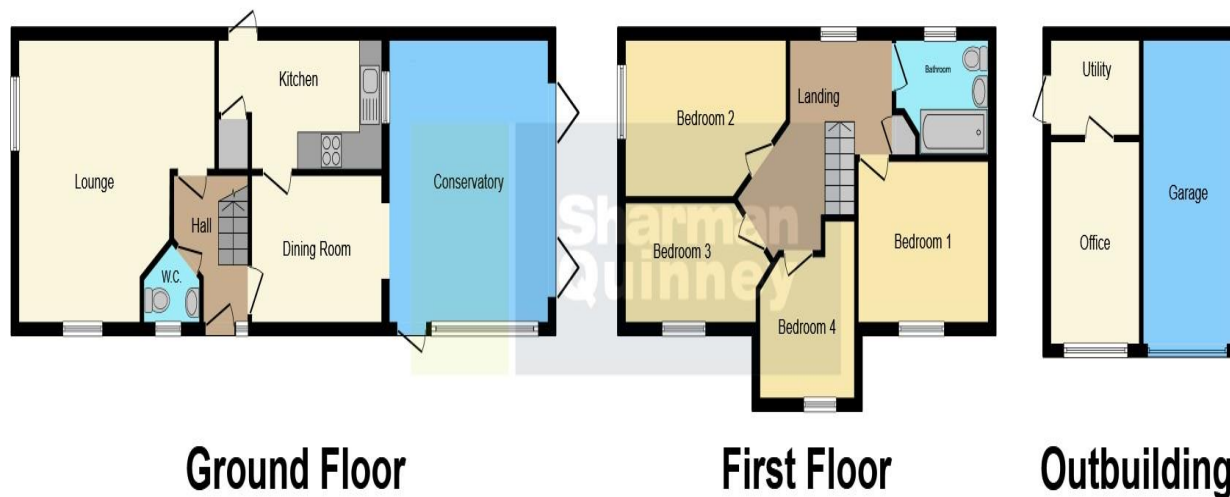
UPVC double glazed window to the front, radiator and coving to ceiling.

Bedroom 2

4.3m x 3.62m (14'1" x 8'5")

UPVC double glazed window to side, laminate flooring, radiator and coving to ceiling.





Ground Floor

First Floor

Outbuilding

Bedroom 3

3.8m x 2.4m (12'4" x 7'8")

UPVC double glazed window to the front, radiator and coving to ceiling.

Bedroom Four

2.7 m max to recess x 2.9 max to recess (8'8"X 9'5" to recess)

UPVC double glazed Dorner window to the front, radiator and laminate flooring

Bathroom

Three piece suite with a panelled bath with mains plumbed in shower with tiles splash backs, wash hand basin and low level WC with tiled splash backs. UPVC double glazed window to rear, recess lighting, radiator and light/shaver point.

Outside

The property sits on a corner plot adjacent to an open green belt area. Block paved double width drive way offering off road parking for several vehicles. The double garage has been converted to offer

Office/Studio/Reception Room

2.9m max x 2.2m (9'5" max x 7'2")

Three quarter height UPVC double glazed windows to side, extractor fan, and electric panelled heater.

Access is via an UPVC door to an entrance lobby/Utility area 2.4m x 1.5 m (7'8" x 4'9")

Outside

Front

Set on a corner plot at the end of a cul de sac with a large private drive way. Private gated side access.

Rear


Enclosed mature garden with patio area, feature flower and shrub raised beds. Area housing Hot Tub (available by separate negation)

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.

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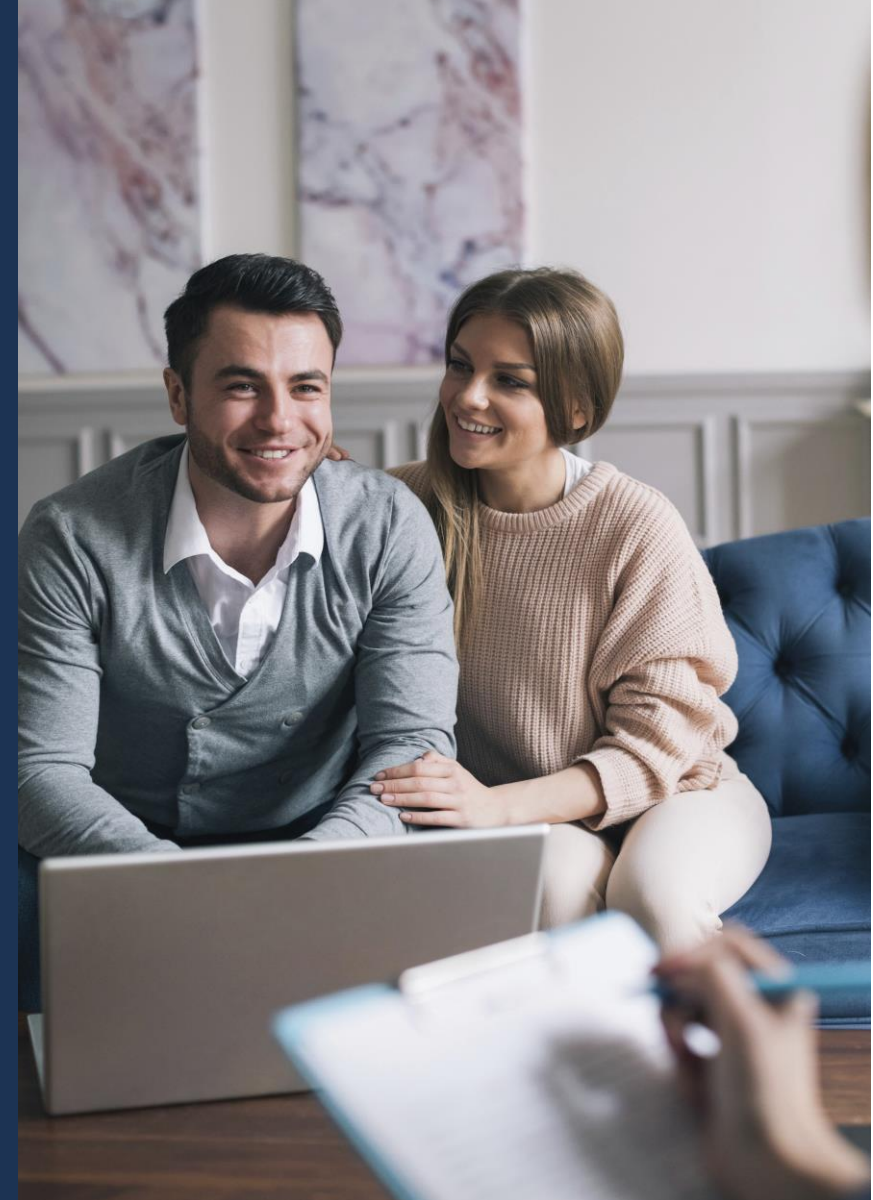
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