



Herald Way, Peterborough
Offers In Excess Of £325,000 Freehold

**Sharman
Quinney**

Key Features



- Garage
- Four Double Bedrooms
- Open Views
- Two Reception Rooms
- Detached Family Home
- Two Bathrooms

Ground Floor

Part glazed UPVC door to:

Entrance Hall

Stairs to the first floor and landing, built in storage cupboard under, radiator, glazed double doors to the dining room and doors the following:

Cloakroom

Fitted with a two piece suite comprising wash hand basin and low-level WC, radiator, and extractor fan.

Lounge

6.4 m x 3.30m (20'9" x 10'8")

UPVC double glazed box bay window to the side, further UPVC double glazed window to the front, twin radiators, and TV point.

Dining room

3.5m x 2.8m (11'4" x 9'1")

Glazed French doors from the entrance hall, UPVC double glazed window to the rear, and radiator.



Kitchen Breakfast Room

3.5m x 3.5m max (11'4" x 11'4" max)

One and a half bowl sink unit with mixer taps over, tiled splash backs, UPVC double glazed window to the rear, extensive range of fitted drawer and base units, fitted worktops with integrated four ring gas stainless steel hob with matching splashback. Stainless steel extractor hood over. Matching wall cupboards, integrated oven and grill with cupboards above and below. Space for a free standing fridge freezer. Extractor fan.

Utility Room

2.5m x 1.5 m (8'2"x 4'9")

Fitted worktop with recess under for a washing machine and dryer. Double wall cupboard, wall mounted gas boiler. Radiator, extractor fan and part UPVC glazed door to the side.

First Floor

Landing

Door to airing cupboard and hot water tank. Loft access and doors to the following:

Bedroom 1

3.8 m x 2.6 m (12'4" x 8'5")

UPVC double glazed window to the front, double doors to a built in wardrobe, radiator and door to:

En -Suite Shower Room

Three piece suite with shower cubicle, plumbed in mains shower, tiled surround, wash hand basin and low level WC with tiled splash backs, UPVC double glazed window to front, shaver point, wall hung radiator/heated towel rack, and extractor fan.





Ground Floor

First Floor

Bedroom 2
 3.38m max x 3.0m max (11'0" max x 9'8" max)
 UPVC double glazed window to front, three sliding doors to built in wardrobe, and radiator.

Bedroom 3
 3.2m x 3.1m (10'8" x 10'1")
 UPVC double glazed window to rear, double sliding doors to built in wardrobe, and radiator.

Bedroom 4
 3.3m max x 3.3m max (10'8" max. x 10'8" max.)
 UPVC double glazed window to the side and radiator.

Bathroom
 Fitted with three piece suite comprising bath with tiled splash backs, wash hand basin, low-level WC, heated towel rail, UPVC obscure double glazed window to rear, wall hung radiator/heated towel rail, and extractor fan.

Outside

Front
 The front of the property is open plan with views over a green belt area, tree belt and open countryside beyond. Drive way to the side offers off road parking in turn leading to a brick single garage with up and over door. Gated side access.


Rear
 The rear garden has a patio area to a central lawn. Side patio hard standing with a Hot Tub (available by separate negotiation). Further patio to the rear of the garden. Timber shed.

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.


Selling your property?

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

 **01733 575757**

 Loxley Centre, Werrington, Peterborough,
Cambridgeshire, PE4 5BW

 werrington@sharmanquinney.co.uk

 www.sharmanquinney.co.uk



 SCAN ME

To view this property call Sharman Quinney on:
01733 575757



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.

1: These particulars do not constitute part or all of an offer or contract. 2: The measurements indicated are supplied for guidance only and as such must be considered incorrect. 3: Potential buyers are advised to recheck the measurements before committing to any expense. 4: Sharman Quinney has not tested any apparatus, equipment, fixtures, fittings or services and it is the buyers interests to check the working condition of any appliances. 5: Sharman Quinney has not sought to verify the legal title of the property and buyers must obtain verification from their legal representative. 6: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask your co-operation in order that there will be no delay in agreeing the sale. Ref: WER205059 - 0008