



Elmcroft Newborough Road, Peterborough
£335,000 Freehold

**Sharman
Quinney**

Key Features



- Bay Fronted Character Home
- Feature Kitchen Diner
- Separate Lounge
- Downstairs Cloakroom
- Cottage Style Rear Garden

Description

Entrance Hall

Part glazed UPVC door to entrance hall, varnished floorboards, balustrade staircase leading to the first floor, radiator, door to cloak cupboard, UPVC double glazed window to the side, recess lighting and cupboard housing the hot water tank.

Lounge 3.4m x 3.4m (11'1" excluding bay x 11" excluding door recess)

Feature bay fronted UPVC window to the front, ornate fireplace surround with inset dog grate, and radiator.

Kitchen Diner 3.3m max x 17'0" max)

Feature refitted kitchen boasting a one and a half



bowl sink unit with mixer tap, UPVC double glazed window to side, extensive range of drawer and base units with integrated dishwasher, integrated fridge, four ring Bosch induction electric hob, ceramic splash back, matching Bosch integrated oven and microwave with cupboards above and below. Fitted worktops, matching wall cupboards, recess lighting, wall hung contemporary radiator, door to the cloakroom. Walk through to the sun lounge/ garden room. Access to the utility room.

Utility Area 3.6m x 1.8 (11'9" x 5'9")

Fitted worktop with recess and plumbing under for a washing machine, recess for a tumble dryer. Space for a free-standing fridge freezer, and door to the garden.

Sun Lounge/ Garden Room 3.53 m x 3.35 m (11'7" x 11'0")

Brick base with UPVC double glazed windows to rear and side, UPVC patio doors to the rear garden, recess lighting, radiator, and UPVC door leading to the utility room.

Cloakroom

Two pieces with wash hand basin, low level WC, half height tiled walls, tiled flooring, chrome radiator and UPVC double glazed window to the side, and recess lighting.





Ground Floor

First Floor

Landing
UPVC double glazed window to side, exposed floorboards, radiator, and loft hatch.

Bedroom 1 3.4m x 3.3m (11'4" x 11'1")
UPVC double glazed window to rear, and radiator.

Bedroom 2 3.4m x 3.3m (11'4" x 11'1")
UPVC double glazed window to the front, ornate cast iron fireplace, and radiator.

Bedroom 3 2.4m x 1.7m (7'9" x 5'8")
UPVC double glazed window to front, and radiator.

Shower Room
Three-piece suite with quadrant corner shower cubicle with mains shower and tiles surround, vanity wash hand basin, boxed in low level WC, recess lighting, UPVC double glazed window to the side, fully tiled walls and floor, and chrome radiator/heated towel rack.

Outside


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