



Sharman
Quinney
for sale

36

Paston Ridings, Peterborough
£575,000 Freehold

**Sharman
Quinney**

Key Features



- Four/Five Bedrooms
- En-Suite
- Open Plan Kitchen/Dining/Family room
- Utility
- Study
- Off Road Parking

GROUND FLOOR

ENTRANCE HALL: Entrance door. UPVC Double glazed window to front. Built in under stairs cupboard. Walk in store cupboard. Underfloor heating. Stairs to first floor.

CLOAKROOM: Low level WC. Wash hand basin with mixer tap. Underfloor heating.

UTILITY: 3.04m x 2.44m (10' x 8'02") UPVC Double glazed window to front and side. UPVC Double glazed door to side. Fitted with a range of base and wall units. Sink with mixer tap. Wall mounted boiler. Underfloor heating.



STUDY: 3.07m x 2.45m (10'10" max x 8'04" max)
UPVC Double glazed window to side. Underfloor heating.

LOUNGE: 6.70m x 3.68m (22' max x 12'08" max)
UPVC Double glazed window to rear. Bi-folding doors to side. Underfloor heating.

KITCHEN/DINER/FAMILY AREA: 6.11m x 7.01m (20'05" max x 23'01" max) UPVC Double glazed window to front, side and rear. Bi-folding doors to rear. Fitted with a range of base and wall units. Kitchen island housing hob. Sink with mixer tap. Integrated fridge, freezer and dishwasher. built in microwave, two ovens and a coffee machine. Underfloor heating. Opening to;

PLAY AREA: 3.05m x 2.45m (10'03" x 8'06") UPVC Double glazed window to rear. Underfloor heating.

FIRST FLOOR

LANDING: Built in cupboard. Loft access. Integrated loft ladder and part boarded.

BEDROOM 1: 4.88m x 3.68m (16'03" 12'10") UPVC Double glazed window to side. Two electric skylights. Radiator.

DRESSING ROOM/BEDROOM 5: 3.04M X 2.45M (10' X 8'04") UPVC Double glazed window to rear. Underfloor heating. (Currently used as a dressing room but has potential to turn into a bedroom)





Ground Floor



First Floor

JACK AND JILL SHOWER ROOM: UPVC Double glazed window to side. Low level WC. Two wash hand basins with mixer taps. Walk in shower with mains shower. Underfloor heating. Heated towel rail.

BEDROOM 2: 3.67m x 3.67m (12'06" max x 12'05" max) UPVC Double glazed window to front. Underfloor heating.

BEDROOM 3: 3.68m x 3.04m (12'08" x 10') UPVC Double glazed window to rear. Underfloor heating.

BEDROOM 4: 2.74m x 3.06m (9'01" x 10'04") UPVC Double glazed window to front. Underfloor heating.

BATHROOM: UPVC Frosted double glazed window to front. Low level WC. Wash hand basin with mixer tap set in vanity unit. Bath with mixer tap and mains shower over. Underfloor heating. Heated towel rail.

OUTSIDE

FRONT: The front of the property is enclosed by a brick wall and gated entrance. The private driveway provides ample off road parking while the front garden itself is laid to lawn.

REAR GARDEN: The established rear garden is enclosed by fencing and is south facing. The private garden is mainly laid to lawn and is complete with a patio seating area.

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.focalagent.com

To view this property call Sharman Quinney on:
01733 575757

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



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: WER205524 - 0003

