



Waterfall Gardens, Newborough Peterborough
£315,000 Freehold

**Sharman
Quinney**

Key Features



- Four Bedrooms
- En-Suite To Master
- Downstairs Cloakroom
- Off Road Parking
- Enclosed Rear Garden

GROUND FLOOR

ENTRANCE HALL: Entrance door. Stairs to first floor.

STUDY/DINING AREA: 2.76m x 2.14m (9'08" x 7'03") UPVC Double glazed window to front. Radiator.

CLOAKROOM: Low level WC. Wash hand basin.

KITCHEN: 5.18m x 2.16m (17'01" max x 7'10" max) UPVC Double glazed window to front. Fitted with a range of base and wall units. Double sink with mixer tap. Built in oven and fitted hob with cooker hood over. Built in cupboard housing wall mounted boiler.



LOUNGE: 6.09m x 3.38m (20' x 11'11") UPVC Double glazed window and French doors to rear. Two radiators. Wood burner.

FIRST FLOOR

LANDING: Loft access.

BEDROOM: 3.65m x 2.76m (12' max x 9'06" plus recess) UPVC Double glazed window to front. Radiator.

EN-SUITE: UPVC Frosted double glazed window to side. Low level WC. Wash hand basin with mixer tap. Shower cubicle with mains shower. Radiator.

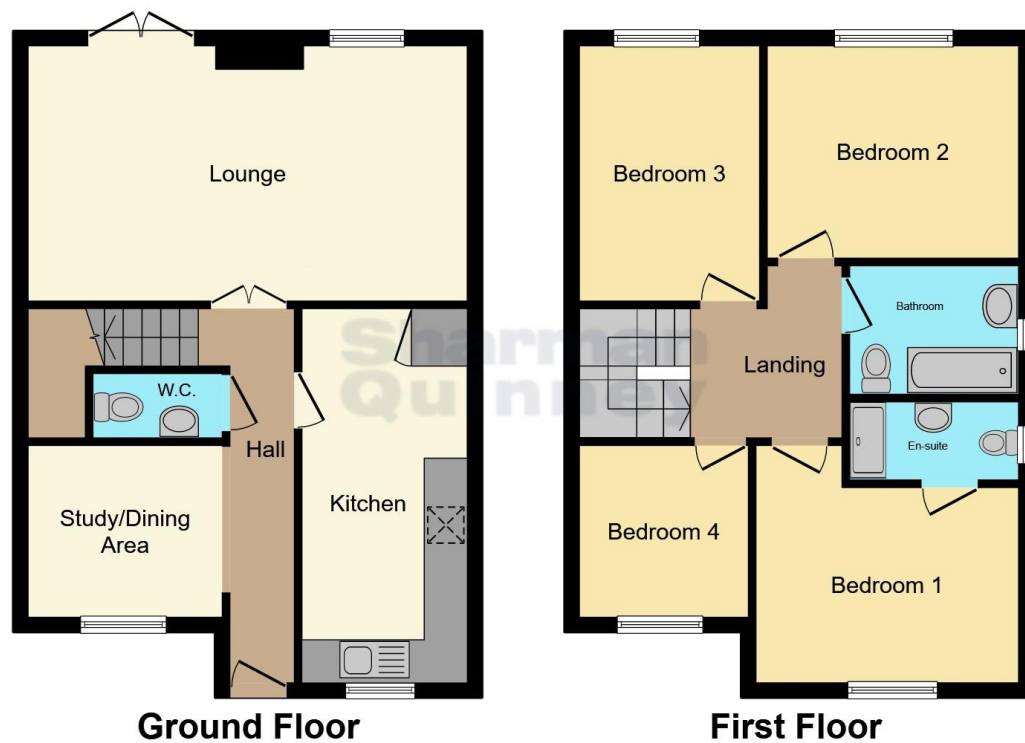
BEDROOM: 3.35m x 2.77m (11' x 9'11") UPVC Double glazed window to rear. Radiator.

BEDROOM: 3.38m x 2.45m (11'11" x 8'06") UPVC Double glazed window to rear. Radiator.

BEDROOM: 2.15m x 2.16m (7'08" x 7'11") UPVC Double glazed window to front. Radiator.

BATHROOM: UPVC Frosted double glazed window to side. Low level WC. Wash hand basin. Roll top bath with telephone style mixer taps and shower attachment.





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

OUTSIDE

FRONT: Driveway providing off road parking.

REAR GARDEN: Enclosed by fencing. Side access gate. Under cover decked area. Laid to lawn area. Summer house.

To view this property call Sharman Quinney on:
01733 575757

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